This Instrument Prepared By:
Jon D. Curtis
Attorney at Law
2020 Fieldstone Parkway
Suite 900-92
Franklin, Tennessee 37069

BILL GARRETT, Davidson County
Trans:T20140045230 DEEDTRSMD
Recvd: 06/25/14 14:58 5 pgs
Fees:28.00 Taxes:44.80
20140625-0055730

FROM: JON D. CURTIS, SUCCESSOR TRUSTEE

TO: Caldwell Court Condominium Association Inc.
c/o Cathy Watry
P.O. Box 1280
Goodlettsville, Tennessee
37070

Foreclosure of property
owned by:
Lindel Williams

Map No. 147 02 0B
Parcel No. 052.00

Send Tax Bills To: Caldwell Court Condominium Association, Inc.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Master Deed Establishing Caldwell Court Condominium Association, (hereinafter, the "Master Deed"), of record in Book 6188, Page 744, Register's Office for Davidson County, Tennessee, Town and Country Properties, Inc. (a Tennessee Corporation), submitted and subjected all of the land and units described therein to all of the provisions, covenants, conditions and restrictions set forth in said Master Deed, and

WHEREAS, Caldwell Court Condominium Association, is the duly created Association and governing body for the owners of all of the units subjected to said Master Deed, and

WHEREAS, the said Master Deed created a lien in favor of Caldwell Court Condominium Association, for assessments for common expenses duly levied against the units subjected to said Master Deed, and

WHEREAS, for the limited purpose of enforcement of said lien, all of the property subjected to the said Master Deed was transferred and conveyed unto Stephen C. Baker, his successors and assigns, reserving a Power of Substitution exercisable by the owner and holder of the above described lien (i.e. Caldwell Court Condominium Association), all as set forth in the said Master Deed, and

WHEREAS, Arthur K. Lowen, was duly appointed Successor Trustee in an instrument of record as Instrument No. 20080625-0065590, Register's Office for Davidson County, Tennessee, and

WHEREAS, the undersigned, Jon D. Curtis, was duly appointed Successor Trustee in an instrument of record as Instrument No. 20130212-0014369, Register's Office for Davidson County, Tennessee, and

WHEREAS, there occurred a default with respect to the obligation to pay assessments for common expenses with regard to a certain unit subject to the said Master Deed and lien, and described hereinbelow, and,

WHEREAS, Caldwell Court Condominium Association, the owner and holder of the said lien, demanded payment of the delinquent assessments as to the said unit, and payment was not made, and the said Caldwell Court Condominium Association directed that said property be sold pursuant to the provisions of the Master Deed, and,

WHEREAS, the owner of record, Lindel Williams, filed chapter 11 bankruptcy in the Eastern Division of the District of Massachusetts, case number 12-12786-FJB, and a stipulation has been entered into and approved by the Court that by agreement between Counsel for Lindel Williams and Counsel for Caldwell Court Condominium, Inc. that Caldwell Court Condominium Association has relief from the automatic stay, and,

WHEREAS, in pursuance of said directive by said lien holder, the said condominium unit was, by the undersigned, advertised for sale as required by law and in conformity with the terms and provisions of said Master Deed, by three (3) successive weekly publications appearing in The Nashville Scene, a newspaper published and circulated in Davidson County, Tennessee, the first such publication having appeared at least twenty (20) days previous to the sale. Pursuant to the said advertisement, the sale was held on the date and at the time and place advertised, to wit: 11:00 AM on June 10, 2014, at the Main Entrance (South Entrance) to the Davidson County Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee 37201, the said unit being then and there offered for sale to the highest bidder for cash, at public outcry.

The GRANTEE herein, Caldwell Court Condominium Association, being the highest and best bidder at said sale with a bid of Twelve Thousand One Hundred and Eight and 27/100 (12,108.27) Dollars, was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and in further consideration of Twelve Thousand One Hundred and Eight and 27/100 (12,108.27) Dollars, paid by the GRANTEE, the receipt of which is hereby acknowledged, I, Jon D. Curtis, Successor Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto the GRANTEE, Caldwell Court Condominium Association, Inc. its successors and assigns, the following property in Davidson County, Tennessee, to wit:

> UNIT C-114, of CALDWELL COURT CONDOMINIUMS, created under Title 66, Chapter 27, Section 101, et seq, as amended, Tennessee Code Annotated, as established by Master Deed, of record in Book 6188, Page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage of interest in the Common Elements Deed. Reference is hereby made to the Plan of Caldwell Court Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Lindel Williams by deed from Will E. Coltharp, and wife Dorothy M. Coltharp, dated May 19, 2006, of record in Instrument Number 20060525-0061747,Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 550 Harding Place, Unit C-114, Nashville, Tennessee 37211.
>
> The foregoing description is the same as that contained in the previous Deed of Record with respect to this property, no boundary survey having been made in connection with this conveyance.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Caldwell Court Condominium Association, its successors and assigns, forever, as fully and completely as the Successor Trustee can or ought to convey under the power vested in the Successor Trustee under the said Master Deed. However, the GRANTOR conveys as Successor Trustee only, and not further or otherwise.

This conveyance is made subject to all matters shown on any applicable recorded plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any applicable statutory rights of redemption of any previous owner and/or any governmental agency, State or Federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose. This conveyance is expressly subject to the Master Deed as set forth hereinabove.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Jon D. Curtis, Successor Trustee, has hereunto set his hand and seal on this 23rd day of June, 2014.

Jon D. Curtis
Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon D. Curtis, Successor Trustee, the Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 2014.

Donna M. Holt
Notary Public

DONNA M. HOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

3/6/18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer, is Twelve Thousand One Hundred and Eight and 27/100 (12,108.27) Dollars

Affiant

Sworn to and subscribed before me this 23rd day of June

Donna M Holt
Notary Public

DONNA M. HOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

3/6/18

Exhibit A

Nashville Scene

Affidavit of Publication

State of Tennessee

County of Davidson

I, Rachel Dean, for The Nashville Scene ,
a weekly newspaper published and distributed in
the aforementioned county and state, hereby certify
that the attached advertisement appeared in Nashville Scene.

May 18,15, 22, 2014
Date of publication

Rachel Dean

Subscribed and sworn to before me,

This 22 day of May, 2014.

Dorothy Cheeney

Notary Public

DOROTHY CHEENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires January 9 2016

210 12th Avenue South, Suite 100• Nashville, TN 37203 • 615-244-7989

Exhibit B

NOTICE OF SUCCESSOR TRUSTEE'S SALE

TENNESSEE, DAVIDSON COUNTY

WHEREAS, by Master Deed establishing Caldwell Court Condominium, of record in Book 6188, Page 744, recorded in the Register's Office of Davidson County, Tennessee, hereinafter referred to as the

Legals

"Master Deed," Town and Country Properties, Inc., a Tennessee Corporation, submitted and subjected all of the land described therein to all the provisions, covenants, conditions and restrictions set forth in said Master Deed; and WHEREAS, Caldwell Court Condominium Association, Inc., is the duly created governing body for the owners of all the units subjected to said Master Deed; and WHEREAS, the Master Deed creates a lien in favor of Caldwell Court Condominium, for assessments for common expenses duly levied against the units subject to said Master Deed; and WHEREAS, there has been a default with respect to the obligation to pay assessments for common expenses with regard to a certain unit, subject to the said Master Deed and Lien, and described hereinbelow; and WHEREAS, Caldwell Court Condominium Association, Inc., the owner and holder of the said lien, has demanded payment of the delinquent assessments as to the said unit, and payment has not been made, and the said Association has directed that said property be sold pursuant to the provisions of the Master Deed; and WHEREAS, for the limited purpose of enforcement of said lien, all of the property subjected to the said Master Deed was transferred and conveyed unto Stephen C. Baker, Trustee, his successors and assigns, reserving a Power of Substitution exercisable by the owner and holder of the above described line, all as set forth in the Master Deed; and

WHEREAS, Arthur K. Lowen, was duly appointed Successor Trustee in an instrument of record in Instrument No. 20080625-0065590, Register's office for Davidson County, Tennessee; and WHERAS, Jon D. Curtis, was then duly appointed as Successor Trustee of record in Instrument No. 20130212-0014369, Register's Office of Davidson County, Tennessee; and WHEREAS, the owner of record, Lindel Williams, filed chapter 11 bankruptcy in the Eastern Division of the District of Massachusetts, case number 12-12786-FJB, and a stipulation has been entered into and approved by the Court that by agreement between Counsel for Lindel Williams and Counsel for Caldwell Court Condominium Association, Inc. that Caldwell Court Condominium Association has relief from the automatic stay; and NOW, THEREFORE, Notice is hereby given that I, Jon D. Curtis, Successor Trustee, by virtue of the power, duty and authority vested in and imposed upon me, will on June 10, 2014, commencing at 11:00am at the Davidson County courthouse door where the foreclosure sales are customarily held at the main entrance (South Entrance) to the Davidson County Courthouse located at 1 Public Square, Nashville, TN 37201, offer for sale the property hereinafter described, to the highest and best bidder for cash, at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions of every kind, all of which have been expressly waived in the Master Deed. Said property is more particularly described as follows: UNIT C-114, of CALDWELL COURT CONDOMINIUMS, created under Title 66, Chapter 27, Section 101, et seq, as amended, Tennessee Code Annotated, and established by a Master Deed, of record in Book 6188, Page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements Deed. Reference is hereby made to the Plan of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit. Being the same property conveyed to Lindel Williams by deed from Will E. Coltharp, and wife Dorothy M. Coltharp, dated May 19, 2006, of record in Instrument No. 20060525-0061747, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 550 Harding Place, Unit C-114, Nashville, Tennessee 37211. Map & Parcel No.: 147 02 08 052.00

PROPERTY ADDRESS: 550 Harding Place, Unit C-114, Nashville, Tennessee 37211 CURRENT OWNER(S): Lindel Williams SUBORDINATE LIENHOLDERS: Bayview Financial, L.P. 4425 Ponce De Leon Blvd. Coral Gables, FL 33146

OTHER INTERESTED PARTIES: Metropolitan Government of Nashville and Davidson County, Department of Law, Attn: Cajun B. McJilton Suite 108, PO Box 196300, Nashville, Tennessee 37219 Bob Notestine, Attorney 109 Kenner Avenue, S-201 Nashville, TN 37205 Michael Van Dam, Esq. Van Dam Law LLP 60 William Street, Suite 300 Wellesley, MA 02481 This conveyance shall be subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants; easements or setback lines that may be applicable; any applicable statutory rights of redemption of the current owner and/or governmental agency, State or Federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose. This conveyance shall be expressly subject to the Master Deed as set forth hereinabove. If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor and Workforce Developments, are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the sale will be subject to the applicable government entities' right to redeem the property, as required by 26 U.S.C 7425 and T.C.A 67-1-1433. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the debt pursuant to the said Master Deed. Successor Trustee reserves the right to adjourn the day of the sale to another day, time and place certain without further publication, upon announcement at the time and place for the sale set forth above.

Jon D. Curtis, Attorney at Law
2020 Fieldstone Parkway Suite 900-92 Franklin, Tennessee 37069
http://jdcurtislaw.com
NS May 8, 15, 22, 2014

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.