SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

BILL GARRETT, Davidson County
Trans:T20140047747 DEEDTRS
Recvd: 07/03/14 13:02 3 pgs
Fees:18.00 Taxes:438.08
20140703-0058951

The actual consideration or value, whichever is greater, for this transfer is $118,400.00

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 1st day of July, 2014

Notary Public

My commission expires:

SHEILA HUDON
MY COMMISSION # 12398539
EXPIRES: May 3, 2024
Faulkner County

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
BANK OF AMERICA, N.A. 400 Countrywide Way Simi Valley, CA 93065 800-669-6607	BANK OF AMERICA, N.A. 400 Countrywide Way Simi Valley, CA 93065 800-669-6607	Parcel No.: 064-04-16.00

WHEREAS, ERROLL GROVES and NATASHA GROVES, by Deed of Trust (the "Deed of Trust") dated August 9, 2007, of record as Instrument No.20070815-0097680, in the Register's office for Davidson County, Tennessee, conveyed to Arnold M. Weiss, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to Countrywide Home Loans, Inc. dba America`s Wholesale Lender;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20130729-0078147 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. on January 3, 2014; January 10, 2014; January 17, 2014; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Wilson County Courthouse in Nashville, Tennessee, at 11:00 a.m. On January 24, 2014, and BANK OF AMERICA, N.A. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred and Eighteen Thousand Four Hundred and 00/100 ($118,400.00).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in OLD HICKORY, Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 28 on the plan of Woodside Subdivision, Section 1, as of record in Plat Book 5050, Page 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eroll D. Groves and wife, Natasha A. Groves by deed from Lawrence John Young, J., and wife, Ellen Sophie Young, dated October 16, 1996 and of record in Book 10230, Page 753, Register's Office for Davidson County, Tennessee.

Eroll D. Groves and Erroll D. Groves, Jr. is one and the same person.

This is improved property known as: 4609 WOODSIDE DR, OLD HICKORY, TN 37138-0000

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

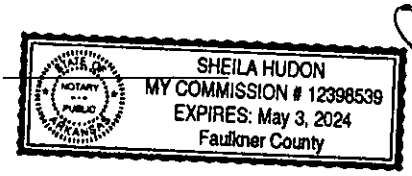
IN WITNESS WHEREOF, the undersigned has executed this instrument on the 1st day of Jan, 2014 at 12:45 p.m. CDT.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 1st day of July, 2014 at 12:46 p.m. CDT.

My commission expires: 

Sheila Hudon
Notary Public