BILL GARRETT, Davidson County
Trans:T20140056974 DEEDTRS
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Fees:13.00 Taxes:346.32
20140805-0070158

This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WSC 1701-113776-FC

Tennessee
Map # 149-10-0A-024.00CO

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 26, 2003, and recorded in Register's Instrument No. 20030627-0089187 in the Register's Office of Davidson County, Tennessee, Curtis Gordon, Jr., an unmarried man, conveyed to Arnold M. Weiss, Attorney, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on July 17, 2014, at the Auction.com Room at the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201, Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale American Residential Leasing Company, LLC, whose address is 522 Uptown Square , Murfreesboro, TN 37129 being the highest and best bidder, became the purchaser of said property at and for the sum of NINETY THREE THOUSAND SIX HUNDRED ONE AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Trustee the amount of its bid.

NOW, THEREFORE, in consideration of the premises and the payment by American Residential Leasing Company, LLC of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Trustee, does hereby grant, bargain, sell and convey to the said American Residential Leasing Company, LLC, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 24, on the Plan of Pebble Trail Villas, as shown by plat appearing of record in Plat Book 9700, Pages 721, and 722, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Curtis Gordon, Jr., his heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument Number 20030627-0089186, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto American Residential Leasing Company, LLC, its successors and and assigns in fee simple forever, to whom the said Arnold M. Weiss, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but not further or otherwise.

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

IN WITNESS WHEREOF, the said Arnold M. Weiss, Trustee, has on July 17, 2014 hereunto set his hand and seal.

ARNOLD M. WEISS, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 17, 2014 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
2800 Rader Ridge Court,
Antioch, TN 37013-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

American Residential Leasing Company, LLC
7047 E Greenway Pkwy Suite 350
Scottsdale AZ 85254

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STATE OF TENNESSEE – COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,601.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, July 17, 2014
NOTARY PUBLIC Jessica S. Murphy
MY COMMISSION EXPIRES 6-18-17

JESSICA S. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY