This instrument prepared by:
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WSC 7134-115108-FC

Davidson County DEEDTRS
Recvd: 09/09/14 07:59 3 pgs
Fees:18.00 Taxes:218.30
20140909-0082235

Tennessee
Map # 082-03-0-215.00

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 31, 2002, and recorded in Register's Instrument No. 20020808-0095593 in the Register's Office of Davidson County, Tennessee, Richard Southall, unmarried, 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 August 26, 2014, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of the Courthouse of 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 Duke & Duke LLC, whose address is 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067 being the highest and best bidder, became the purchaser of said property at and for the sum of FIFTY NINE THOUSAND 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 Duke & Duke 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 Duke & Duke 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 the 1st Civil District of Davidson County, Tennessee being a lot in the northeast part of Nashville being a part of the A.C. Webb Gatewood Tract of land described as follows: Beginning on the easterly margin of Stockell Street 150 feet northerly from the northerly margin of Joy Avenue now Cleveland Street running thence northerly with the easterly margin of Stockell Street 50 feet thence easterly and parallel with Cleveland Street 100 feet thence southerly and parallel with Stockell Street 50 feet thence westerly and parallel with Cleveland Street 100 feet to the beginning.

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

Richard Southall, unmarried, his heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument Number 20020808-0095592 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 Duke & Duke 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 August 26, 2014 hereunto set his hand and seal.

ARNOLD M. WEISS, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 26, 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
907 Stockell Street,
Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Duke & Duke LLC
342 Cool Springs Blvd Suite 202
Franklin TN 37067

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STATE OF TENNESSEE – COUNTY OF Williamson
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00
AFFIANT Coleen Haircomb
SUBSCRIBED AND SWORN TO BEFORE ME, August 26, 2014
NOTARY PUBLIC Kim LaBoone
MY COMMISSION EXPIRES 10/12/14

KIM LABOONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Coreen Newcomb, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Coreen Newcomb

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Valerie L. Kane, a notary public for this county and state, Coreen Newcomb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Valerie L Kane

Notary's Signature

My Commission Expires: 6-4-17.

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017