THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20140069640 DEEDTRS
Recvd: 09/17/14 13:41 3 pgs
Fees:18.00 Taxes:408.15
20140917-0085382

BOX 14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
John D. Walker 107 Music City Circle Suite 100 Nashville, TN 37214	New Owner	062-02-0-A-016-00CO

TRUSTEE'S DEED

This instrument made and entered into on this 16th day of September 2014, by and between Houston W. Howell, Trustee (hereinafter referred to as "Trustee"), and John D. Walker.

WHEREAS, on the 9th day of December, 2010, Caroline M. Vermillion executed a Deed of Trust to Carolyn S. Ice, Trustee, to secure payment of a Promissory Note (the "Note") in the original principal amount of One Hundred Twelve Thousand Five Hundred Sixty-Seven and No/100 ($112,567.00) Dollars made to the order of John D. Walker, which deed of trust is of record in Instrument Number 20110303-0017241, Register's Office for Davidson County, Tennessee, to which reference is hereby made (the "Deed of Trust"), and to secure payment of indebtedness then existing or to arise thereafter; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, but following such notice the default was not cured; and

WHEREAS, said owner and holder, pursuant to and in compliance with the Deed of Trust, appointed Houston W. Howell as Successor Trustee under the Deed of Trust, by recording that Appointment of Successor Trustee as Instrument No. 20140917-0085381 in the Register's Office for Davidson County, Tennessee, and the said Houston W. Howell, as Successor Trustee, is thereby vested with all the rights, powers and privileges of the original trustee named in the Deed of Trust; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Trustee caused notice to be published in The Tennessean newspaper that the property would be sold at 11:00 a.m. on September 9, 2014, at the main door of the Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on July 11, 2014, July 18, 2014 and July 25, 2014, and sent a copy of such notice to borrower and following such notice the default was not cured; and

WHEREAS, the Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to John D. Walker, at the price of $110,310.17, this being the highest, last and best bid.

NOW, THEREFORE, I, Houston W. Howell, Trustee as aforesaid, in consideration of the premises and

the sum of $5.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto John D. Walker, his heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 73-A on the Plan of River Trace Estates, Phase I, Section I, as of record in Plat Book 6250, Pages 996 and 997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING all of the same property conveyed to Caroline M. Vermillion by deed from Christopher D. Minar and wife, Edwina D. Minar, of record in Instrument No. 20030312-0032905, Register's Office for Davidson County, Tennessee and further conveyed to Carolyn S. Ice, Trustee, by Deed of Trust of record in Instrument No. 201100303-0017241, said Register's Office.

This property is known as 2717 Riverbend Dr., Nashville, Tennessee 37214..

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all rights of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, any statutory right to an elective share in the Property and any rights acquired as a result of marriage to any Grantor as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to, the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate surveyor inspection of the premises.

(8) Any other liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Trustee on this the day and year first above written.

Houston W. Howell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Houston W. Howell, Trustee with whom I am personally acquainted (or proved to me upon satisfactory evidence,) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee this 16th day of September, 2014.

Notary Public
My Commission Expires: Sept. 11th, 2017

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,310.17.

Affiant

Subscribed and sworn to before me this
16th day of September, 2014.

Notary Public
My commission expires: Sept. 11th, 2017

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY