SUCCESSOR TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20140076854 DEEDTRS
Recvd: 10/10/14 13:43 3 pgs
Fees:18.00 Taxes:170.90
20141010-0094242

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $46,190.14

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 9th day of Oct, 2014

Notary Public

My commission expires:

KATE CRAVENS
MY COMMISSION # 12398655
EXPIRES: May 14, 2024
Pulaski 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.
Eric Sox and George Brandt 7051 Hwy 70 South- 315 Nashville, TN 37221 615-479-4137	Eric Sox and George Brandt 603 Fatherland Street Nashville, TN 37206 615-479-4137	Parcel No.: 049-15-0-057.00

WHEREAS, BENJAMIN THORNE, by Deed of Trust (the "Deed of Trust") dated January 25, 2006, of record as Instrument No. 20060201-0012383, in the Register's office for Davidson County, Tennessee, conveyed to Robert M. Wilson, Jr., 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 Mortgage Electronic Registration Systems, Inc. as nominee for 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. 20140819-0075238 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 September 5, 2014; September 12, 2014; and September 19, 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 Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m. On September 26, 2014, and Eric Sox and George Brandt (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Forty-Six Thousand One Hundred Ninety Dollars and 14/100 ($46,190.14).

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 WHITES CREEK, Davidson County, Tennessee, more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee being Lot No. 49 on the Plan of Deer Meadows, Phase 2, as of record in Book 6250, page 280, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin L. Thorne, by Quit Claim Deed from Cynthia E. Thorne, dated 12/09/94, of record in Book 9543, Page 339, Register's Office for Davidson County, TN.

804 Flint Ridge Road, Whites Creek, TN 37189

This is improved property known as: 804 FLINT RIDGE RD, WHITES CREEK, TN 37189

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 9th day of October, 2014 at 4:50 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 9th day of Oct, 2014 at 4:50p.m. CDT.

My commission expires: _____

Notary Public

