RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Dewayne H. Breedlove & Lois W. Johnson

GRANTEE(s)
Sheri Prosser

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20140079081 DEEDTRS
Recvd: 10/21/14 10:07 2 pgs
Fees:13.00 Taxes:146.15
20141021-0096856

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 19, 2001 and recorded October 2, 2001, as Instrument No. 20011002-0106169 in the Register's Office of Davidson County, Tennessee, Dewayne H. Breedlove and Lois W. Johnson conveyed to Thomas L. Moser, as Trustee for New South Federal Savings Bank, A Federally Chartered Savings Bank, 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, MidFirst Bank has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on August 20, 2014 as Instrument No. 20140820-0075639 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and MidFirst Bank has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on August 15, 2014 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on October 9, 2014 at the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201 in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Sheri Prosser, at and for the sum of $39,500.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Sheri Prosser of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Sheri Prosser, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Daivdson County, Tennessee, being Lot Number 120, on the Plan of Section D, E.I., DuPont de Nemours & Company's Subdivision, of record in Book 1424, Page 65, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dewayne H. Breedlove & Lois W. Johnson by Warranty Deed recorded October 2, 2001 , as Instrument No. 20011002-0106168, Register's Office for Davidson County, Tennessee.

Commonly known as: 908 Bryan Street, Old Hickory, Tennessee 37138.

Tax Parcel No.: 044 15 070.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Sheri Prosser, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 15 day of Oct, 2015.

Wilson & Associates, PLLC

By: _____
Shellie Wallace
Wilson & Associates, PLLC
TN Bar #026039

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 15 day of Oct, 2014.

BRITTANY SIMS Comm. No. 12390928 NOTARY PUBLIC My Comm. Exp. 10-12-2022 SALINE CO., ARKANSAS

_____
Notary Public

My Commission Expires: 10/12/22

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $39,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this _____ day of _____, _____

_____
Sheri Prosser

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Sheri Prosser
FHA No. 483-2987461
1807 Joseph Hayes Ct.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 39,500, **Affiant**
Subscribed and sworn before me this the
21 **Day of** Oct, 2014.
L. Chandler, **Deputy Register**