BILL GARRETT, Davidson County
Trans:T20140084311 DEEDTRS
Recvd: 11/07/14 12:09 2 pgs
Fees:13.00 Taxes:303.40
20141107-0103100

STATE OF TENNESSEE- COUNTY OF DAVIDSON
The actual consideration or true value, for ~~Tn tax~~ purposes is $82,000.00

Affiant

Subscribed and sworn to before me, this 7TH day of Nov., 2014.

Notary Public

BETH HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018

NEW PROPERTY OWNER:
TIM FORSMAN
2101 PASS A GRILL WAY
SAINT PETERSBURG, FL 33706

SEND TAX BILLS TO:
New Owner

MAP & PARCEL:
43-12-26

TRUSTEE'S DEED

WHEREAS, by Deed of Trust executed on **10/18/2005** by **Christopher Warden**, to **Victor Hazelwood of Davidson County, Tennessee, Trustee**, as same appears of record in the Register's Office of **Davidson** County, Tennessee, under Instrument No. **200511010131939**, ("Deed of Trust"); 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 **Nov. 7, 2014** on or about **12:00 noon at the at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, 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 **TIM FORSMAN**, being the highest and best bidder, became the purchaser of said property at and for the sum of **EIGHTYTWO THOUSAND DOLLARS $82,000.00**

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

NOW AND THEREFORE, in consideration of the premises and the payment by **TIM FORSMAN** of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, **Victor Hazelwood, as Trustee**, does hereby grant, bargain, sell and convey to the said **TIM FORSMAN**, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit;

Being Lot No. 20 and the Southerly half of Lot No. 21, of Block "B" on the Revised Plan of Myatt and Eagan's Subdivision of Lot NO. 8 and the westerly part of Lot No. 9 of Anderson Estates, as of record in Book 1424, Page 107, Registers' office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Christopher Warden, an unmarried man, by deed of record in Instrument No.200511010131938, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 130 Rio Vista Drive, Madison, TN 37115
Subject to any unpaid taxes.
Subject to any statutory rights of redemption of any governmental agency, state or federal;

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 TIM FORSMAN, its successors and assigns in fee simple forever, to whom the said Victor Hazelwood, 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 **Victor Hazelwood, Trustee**, has on **Nov. 7, 2014** hereunto set his hand and seal.

Victor Hazelwood, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On **Nov. 7, 2014** before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared **Victor Hazelwood** 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 Notorial seal at office the day and year above written.

Notary Public
Commission Expires:

BETH HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires
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This instrument prepared by:
Advantage Title And Escrow, Inc.
3325 Aspen Grove, Drive, Suite 104
Franklin, TN 37067
(615)777-2011