BILL GARRETT, Davidson County
Trans:T20140086906 DEEDTRS
Recvd: 11/18/14 13:53 2 pgs
Fees:13.00 Taxes:37.00
20141118-0106339

Prepared by:
Andy Maloney, Attorney-at-law
2818 Bransford Avenue
Nashville, TN 37204

ADDRESS OF NEW OWNER:
Fred Stier
2334 Hobson Pike
Antioch, TN 37013

SEND TAX BILL:
SAME

MAP & PARCEL:
135-16-0-A-008.00CO

TRUSTEE'S DEED

WHEREAS, Carol A. Jenkins, by Deed of Trust for the benefit of CB Investments, LLC, securing a note in the original principal sum of $10,000.00, dated October 9, 2012 and recorded on October 9, 2012, of record in Instrument Number 20121009-0092438, Register's Office for Davidson County, Tennessee, ("Deed of Trust"), conveyed to Andy Maloney, Trustee, the hereinafter described real property to secure the payment of a certain indebtedness, etc. ("Indebtedness") as described in said Deed of Trust; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid and the lawful owner and holder of the debt has called upon the Trustee to foreclose the Deed of Trust; and

WHEREAS, the Trustee, after due advertisement as required by law and as required be the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry on Thursday, November 13, 2014, at 12:00 p.m. o'clock, prevailing time, at the entrance to the Register of Deeds office at the Bridgestone Arena, Nashville, Tennessee when and where **Fred Stier** (hereinafter the Grantee) became the last and highest bidder for cash at a price of **Ten thousand One and NO/100 Dollars ($10,001.00).**

NOW, THEREFORE, in their capacity as Trustee, and not otherwise, and in consideration of the premises and payment of the sum state above, the receipt and sufficiency of which are acknowledged, **Andy Maloney, as Trustee** (and not otherwise) does hereby convey the Property to the Grantee and the Grantee's heirs, successors and assigns, certain property situated in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 8 on the plan of Subdivision of Tracts 8, 9 and 10 of Nashboro Village, of record in Book 5200, pages 186 - 189, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Carol Jenkins, by deed from Ascend Federal Credit Union, on July 7, 2008, of record in Instrument Number 20080711-0071368, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same.

Andy Maloney, as Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under him, but no further to or to any greater extent. The Property is sold AS IS, WHERE IS AND WITH ALL FAULTS, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MECHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR USE OR PURPOSE. The Trustee will make no covenant of seisen, marketability of title or warranty of title, express or implied.

THIS conveyance is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments (plus penalties. interest and costs) which exists as a lien against

the said Property; any restrictive covenants, easements or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any and all prior deeds of trusts, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale. This sale is also subject to any matter that an inspection sad accurate survey of the property might disclose.

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 18th day of November, 2014.

Andy Maloney, as Trustee and not otherwise

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18th day of November, 2014, before me, the undersigned, personally appeared Andy Maloney, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tn.
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$10,001.00.**

AFFIANT

Sworn and subscribed before me this 18 day of November, 2014.

Notary Public My Commission Expires: ——