Davidson County DEEDTRS
Recvd: 12/15/14 13:21 4 pgs
Fees:23.00 Taxes:906.50
20141215-0114496

NAME AND ADDRESS OF NEW OWNER:
Les Lazarus
915 Lewisburg Pike
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map/Parcel: 131070E01200CO

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the indebtedness described in and secured by that certain Deed of Trust executed by Peter D. Trautman and wife, Teresa J. Trautman, to R. Dale Floyd, Trustee, of record in Instrument No. 20030402-0043785, of the Register's Office of Davidson County, Tennessee, payable to Cavalry Bank (now Pinnacle Bank), embracing real estate hereinafter described; and Pinnacle Bank, the holder of said indebtedness having declared the entire unpaid balance immediately due and payable and the same having not been paid, and the undersigned, George H. White, having been appointed as Successor Trustee by an instrument duly filed in Instrument No. 20141112-0104010, of said Register's Office; and

WHEREAS, the undersigned being directed so to do by the holder of said debt, advertised said property for sale for a period of twenty one (21) days beginning November 21, and continuing on November 28, and December 5, 2014, by publication duly and regularly made in the Davidson A.M. – The Tennessean in Nashville, Davidson County, Tennessee, and proceeded at the time and place and upon the terms setforth in said advertisement, that is on December 15, 2014 at 10:00 A.M. outside the door of the Davidson County Register of Deeds located at the Bridgestone Arena, 501 Broadway, Nashville, Tennessee, the undersigned being directed so to do by the holder of said debt, offered the hereinafter described property for sale to the highest and best bidder for cash, and free from all homestead exemption and equitable and statutory redemption whereupon PNB Holding Co. 2, Inc., became the highest, best and last bidder thereon at the bid and sum of One Hundred Seventy Eight Thousand Twenty One and 00/100 Dollars ($178,021.00) and thereupon was declared to be the purchaser of said property at said amount.

NOW, THEREFORE, in consideration of the premises and the sum of **Two Hundred Forty Five Thousand and 00/100 Dollars ($245,000.00)**, cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, **George H. White, Successor Trustee**, has bargained and sold and does hereby transfer and convey to **Les Lazarus**, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, to-wit:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 6A of Evergreen Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan and Exhibit to the Master Deed of record in Book 6250, page 395, Book 6936, page 936 Register's Office of said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Peter D. Trautman and wife, Teresa J. Trautman, by deed from Brian F. O'Donohue appearing of record in Instrument No. 20030402-0043784, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This property has an address of 1917 Randolph Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever, together with the benefit of all of the covenants and warranties as contained in the aforesaid Deed of Trust; but the undersigned conveys as Successor Trustee only and is not bound personally upon any of the covenants or warranties.

Said sale was made for the purpose of satisfying said indebtedness, and was subject to any and all unpaid taxes.

IN WITNESS, WHEREOF, this instrument is executed this the 15th day of December, 2014.

George H. White

George H. White, Successor Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 15th day of December, 2014, before me personally appeared George H. White, Successor Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

15th WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the day of December, 2014.

Mary M. Richardson

My commission expires: 2/22/15

Notary Public

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

14263

AFFIDAVIT

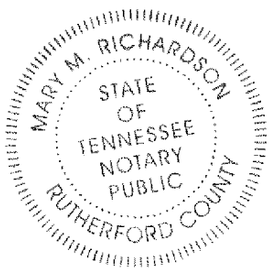
I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$245,000.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

George H. White
Affiant

Sworn to and subscribed before me on this 15th day of December, 2014.

Mary M. Richardson
Notary Public

My commission expires: 2/22/15



True Copy Certification

I, George H. White, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

George H. White

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary M. Richardson

Notary's Signature

My Commission Expires: 2/22/15

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY