PREPARED BY:
Thomas Copeland
Copeland & Bell, PLC
Attorneys at Law
P. O. Box 176
Tullahoma, TN 37388

OWNER and REAL PROPERTY TAX RESPONSIBILITY:
Capital Journey, LLC
301 S. Perimeter Park Drive
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20140094524 DEEDTRS
Recvd: 12/17/14 14:23 2 pgs
Fees:13.00 Taxes:222.00
20141217-0115530

Tax Information: Map 162; Group 12OA; Parcel 017.00

TRUSTEE'S DEED

WHEREAS, by Deed of Trust from Roberto Ramirez, to Thomas H. Copeland, Trustee, dated October 2, 2006, and recorded by instrument recorded in as Instrument 20061009-0124768, Register's Office of Coffee County, Tennessee, conveyed to Thomas H. Copeland, Trustee, 111 West Grundy Street, Tullahoma, Coffee County, Tennessee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, default was made in payment of the debt of Roberto Ramirez, secured by the said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell the property under the terms and provisions of the Deed of Trust; and

WHEREAS, pursuant to T.C.A. § 35-5-101, Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice.

WHEREAS, pursuant to the request of the beneficiary, the Trustee advertised said property for sale in conformity with the terms and provisions of the Deed of Trust, by Notice in *The Tennessean* on July 25, 2014, August 1, 2014, and August 8, 2014, by which advertisement the sale was appointed to be held on the 18th day of August, 2014, at the door of the Courthouse of Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in the advertisement, the undersigned offered the property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Capital Journey, LLC, being the highest and best bidder, became the purchaser of the property at and for the sum of Sixty Thousand One and 00/100 Dollars ($60,001.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, Thomas H. Copeland, as Trustee, does hereby grant, bargain, sell and convey to Capital Journey, LLC, in fee simple forever, the property above mentioned and now further described as being in Davidson County, TN:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of the Re-subdivision of Lots 11-30, Brittany Park, Phase 1A, of record in Book 9700, page 263, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert Ramirez (s/p/a Roberto Ramirez) by deed of record in Instrument No 20001025-0105894, Register's Office of Davidson County, Tennessee.

This is improved property known as: 213 Brittany Park Circle, Antioch, TN 37013

This conveyance is subject to all unpaid taxes, along with any other applicable easements, restrictions, and prior liens or mortgages, if any. This conveyance is also subject to any statutory rights of redemption of any governmental agency, state or federal, as well as any priority created by fixture filing; subject to any matter that an accurate survey of the premises might disclose. Additionally, this conveyance is subject to any claims of any parties in possession of the above described property.

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 Capital Journey, LLC, in fee simple forever, to whom Thomas H. Copeland, 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.

IN WITNESS WHEREOF, THOMAS H. COPELAND, as Trustee, has caused this instrument to be executed this the 18th day of August, 2014.

THOMAS H. COPELAND, Trustee

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, a notary public in and for said county and state, THOMAS H. COPELAND, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 18th day of August, 2014.

NOTARY PUBLIC AT LARGE
My commission expires: July 1, 2015

BRENDA FARRIS NOTARY PUBLIC AT LARGE COFFEE COUNTY TENNESSEE

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $60,001.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me
this ____ day of August, 2014.

NOTARY PUBLIC AT LARGE
My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 60,001
Affiant
Subscribed and sworn before me this the
17 Day of December, 2014.
Deputy Register