BILL GARRETT, Davidson County
Trans:T20150010640 DEEDTRS
Recvd: 02/11/15 10:08 3 pgs
Fees:18.00 Taxes:251.75
20150211-0012622

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $68,040.00

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 2nd day of Feb, 2015

Notary Public

My commission expires: _____

KATE CRAVENS
MY COMMISSION # 12398655
EXPIRES: May 14, 2024
Pulaski County

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Bank of America N.A. 400 National Way Simi Valley, CA 93065 800-669-6607	Bank of America N.A. 400 National Way Simi Valley, CA 93065 800-669-6607	Parcel No.: 075-11-0-121

WHEREAS, DONNA MAI SVOLTO and MICHAEL SVOLTO, by Deed of Trust (the "Deed of Trust") dated December 14, 2009, of record as Instrument No. 20100111-0002283, in the Register's office for Davidson County, Tennessee, conveyed to Joseph B. Pitt, Jr., as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20141218-0115952 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

14-18648

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. on January 9, 2015; January 16, 2015; and January 23, 2015; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m. On January 30, 2015, and Bank of America N.A. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Sixty-Eight Thousand Forty Dollars and 00/100 $68,040.00).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in HERMITAGE, Davidson County, Tennessee, more particularly described as follows:

Tax ID Number(s): 07511012100

Land situated in the County of Davidson in the State of TN

BEING LOT NO. 81A OF THE ZONE LOT DIVISION OF LOT NOS. 1, 2, 3, AND 74 THROUGH 82 OF THE MEADOWS OF TULIP GROVE, SECTION 1 OF RECORD IN BOOK 6250, PAGE 304, AMENDING THE PLAN OF RECORD IN BOOK 7013, PAGE 807, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to MICHAEL SVOLTO, married, by deed dated April 30, 2004 of record in Deed Instrument/Case No. 20040511-0053758, in the Davidson County Clerk's Office.

Group Number: N/A

Commonly known as: 673 Mercer Drive, Hermitage, TN 37076

This is improved property known as: 673 MERCER DR, HERMITAGE, TN 37076

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 2nd day of Feb, 2015 at 9:01 a.m. CST.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 2nd day of Feb, 2015 at 9:01 a.m. CST.

My commission expires:

KATE CRAVENS
MY COMMISSION # 12398555
EXPIRES: May 14, 2024
Pulaski County

Notary Public