ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Claudette D. Smith 4936 Indian Ridge Drive Nashville, TN 37207	NEW OWNER	Map 043050 Parcel 102,00, 280.00 281.00 and 282.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law
109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205

BILL GARRETT, Davidson County
Trans:T20150016528 DEEDTRS
Recvd: 03/06/15 15:27 4 pgs
Fees:23.00 Taxes:347.80
20150306-0019580

SUCCESSOR TRUSTEE'S DEED

This indenture made the 5th day of March, 2015, by and between Robert J. Notestine III, Successor Trustee (party of the first part) and the Claudette D. Smith, party(ies) of the second part.

WITNESSETH:

WHEREAS, on the 26th day of March, 2013, Marchal McNairy a/k/a Marshall McNair, by virtue of the Deed of Trust of record in Instrument 20130408-0034502, Register's Office for Davidson County, Tennessee and pursuant to the Appointment of Successor Trustee of record in Instrument 20150122-0006387, which was duly registered in the Register's Deed for Davidson County, Tennessee, conveyed parcels of property as follows:

A tract of land in Davidson County, Tennessee, being Lots 1, 2, 3 and 4 of Block "D" on the plan of Crestview Estates, as of record in Plat Book 843, Page 81, in the Register's Office for Davidson County, Tennessee.

Beginning at an iron pin at the east intersection of Anderson Lane and Cedarcrest Avenue. Said point being the Northwest corner of said Lot 1:

(1) Thence along the Southern margin of said Anderson Lane, South 84 degrees 25 minutes 38 seconds East 192.55 feet to an iron pin at the West intersection of said Anderson Lane and Bixler Avenue, and also being the Northwest corner of said Lot 4;

(2) Thence along the Western margin of said Bixler Avenue, South 07 degrees 31 minutes 27 seconds West 160.77 feet to an iron pin at the Northeast corner of the Roy Smith property, as recorded in Deed Book 4428, Page 834, of said Register's Office;

(3) Thence leaving said margin of Bixler Avenue, along the North line of said Smith's property, North 83 degrees 57 minutes, 29 seconds West, 192.50 feet to an iron pin in the Eastern margin of said Cedarcrest Avenue and being the Northwest corner of said Smith's property;

(4) Thence along said margin of Cedarcrest Avenue, North 07 degrees 31 minutes 27 seconds East 159.19 feet to the point of beginning for this tract, thus containing 30,786.252 square feet or 0.707 acres according to survey dated June 18, 1997, by H & H Land Surveying, Inc., 609 Dunston Drive, Nashville, Tennessee 37211, Michael V. Holmes, TN No. 213, Job No.97-413.

Being the same Properties conveyed to Marchal McNairy by warranty deed from Claudette D. Smith, of record in Instrument No. 20130408-0034501, Register's Office for Davidson County, Tennessee.

Lot 4, which is also known as 336 Anderson Lane is the same property conveyed to Alfred Colvin II by Marchal McNairy by deed of record in Instrument 20141002-0090954 Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as Lots 1, 2, 3, 4, Anderson Lane and 324, 328, 332 and 336 Anderson Lane, Madison, TN 37115.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $ 94,000.00
(
(
(Affiant
(
(Subscribed and sworn to before me
(this 2 day of March, 2015.
(
(
(Notary Public
(My Commission Expires:
(

CHRISTOPHER B FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JULY 2, 2018

AND WHEREAS the party of the first part hereto did advertise said property as provided for in said Master Deed in the weekly newspaper published in Davidson County, Tennessee, to-wit: The Nashville Ledger giving the time and place and terms of sale.

AND WHEREAS, on the 5th day of March, 2014, at 10:15 o'clock a.m. at the south entrance of the historic Davidson County Courthouse in Nashville, Davidson County, Tennessee, at the time and place fixed the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party(ies) of the second part hereto at the bid of Ninety Four Thousand Dollars ($ 94,000.00), the party of the second part being the highest and best bid which sum was in hand paid and identified as defined by said Deed of Trust.

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Successor Trustee, does hereby bargain, sell, transfer and convey unto said party(ies) of the second part, Claudette D. Smith, the parcels or lots of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption of Marchal McNairy a/k/a Marshall McNair , Alfred Colvin II and all persons claiming to and under her. The party of the first part affirms that, as Successor Trustee, he is lawfully seized of said property, has good right to convey it, will and does warrant unto said party(ies) of the second part, its successors and assigns, the title of said property as against all persons claiming by, through, or under first party, but no further otherwise.

Notice of Foreclosure was given to Alfred Colvin II and Marchal McNairy a/k/a Marshall McNair. Other interested parties are the Davidson County, Trustee, Signature Title Services, LLC, Alfred Colvin II and Webb Snyder, LLC . Based upon information available to the undersigned Marchal McNairy a/k/a Marshall McNair does not reside on any of the parcels described herein.

WITNESSETH the hand of the first party, the date and year first above written.

ROBERT J. NOTESTINE III
Successor Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of March, 2015.

Notary Public

CHRISTOPHER B FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:_____

MY COMMISSION EXPIRES: JULY 2, 2018