BILL GARRETT, Davidson County
Trans:T20150024101 DEEDTRS
Recvd: 04/01/15 16:40 4 pgs
Fees:23.00 Taxes:74.00
20150401-0028446

PREPARED BY AND RETURN TO:
Rodney Lewis Caldwell
Law Offices of James Flexer
176 2nd Avenue North, Suite 501
Nashville, TN 37201
(615) 255-2893
(615) 242-8849

Address of New Owners:
Rosie Parker, , Kitani Parker-Lemieux,
Ardis Parker Jr, Veatrice Parker-Futch,
LaRissa E. Parker, and MaQuel H. Parker
P.O. Box 1273
Columbia, TN 38402

Send Tax Bills to:
Rosie Parker
P.O. Box 1273
Columbia, TN 38402

Parcel #
058-12-0-03000

SUBSTITUTE TRUSTEE'S DEED

Book 9437 Pg 511

WHEREAS, by Deed of Trust dated August 12, 1994, recorded in Instrument No. **199408169437511** in the Register's Office of Davidson County, Tennessee, Earl Strong, an unmarried man, and Bettie Coleman, an unmarried woman, conveyed to Mary Frances Rudy, trustee, for A.D. Parker, Inc.(dissolved) the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth, and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and Rodney Lewis Caldwell was appointed as Substitute Trustee by Instrument Number **201312230129568**, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Ms. Rosie Parker, one of the shareholders of A.D. Parker, Inc., requested said Substitute Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; was listed in the Nashville Pride on November 29, December 6 & 13, 2013, by which advertisement the sale was appointed to be held on Monday, January 6, 2014 commencing at 12:00p.m. at the front door facing the New Public Square Park of the Historic Davidson County Courthouse, One Public Square, in Nashville Davidson County Tennessee.

WHEREAS, pursuant to T.C.A. §35-5-101, Notice of 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 the parties entitled to said notice.

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest bidder for cash, at which time said property was struck off and sold **Ms. Rosie Parker and to the heirs of the late A.D. Parker: Rose Parker, Kitani Parker-Lemieux, Ardis Parker Jr, Veatrice Parker-Futch, LaRissa E. Parker, and MaQuel H. Parker** whose address is P.O. Box 1273 Columbia, TN 38402, at and for the value of the property ($20,000.00), that being the highest and best bid offered

WHEREAS, the purchasers have complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold

NOW THEREFORE, in consideration of the premises and the payment by Ms. Rosie Parker, , Kitani Parker-Lemieux, Ardis Parker Jr, Veatrice Parker-Futch, LaRissa E. Parker, and MaQuel H. Parker

the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Rodney Lewis Caldwell, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Rosie Parker, , Kitani Parker-Lemieux, Ardis Parker Jr, Veatrice Parker-Futch, LaRissa E. Parker, and MaQuel H. Parker their successors and assigns, in fee simple, forever, the property above mentioned and now further described in Nashville, County of Davidson, State of Tennessee, to wit:

Certain real property located in Davidson County, Tennessee, being more particularly described as follows; to wit:

Address: 686 Putnam Drive, Nashville, TN 37218

Land in Davidson County, Tennessee, Being Lot No. 196 on the Plan of Royal Hills, Sections 3, as record in Plat Book 4860, Page 47

Subject to any unpaid taxes, subdivision restrictions, building lines, and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

SEE AFFIDAVIT RECORDED AS 20150401-0028445

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and herditiments thereunto belonging or in any wise appertaining unto Ms. Rosie Parker and the heirs of Ardis D. Parker Sr.: Rose Parker, Kitani Parker-Lemieux, Ardis Parker Jr, Veatrice Parker-Futch, LaRissa E. Parker, and MaQuel H. Parker, their successors and assigns, in fee simple forever, to whom said Rodney Lewis Caldwell, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Rodney Lewis Caldwell, Substitute Trustee, has hereunto set his hand and seal this 1 day APRIL ,2015

By: _____
Rodney Lewis Caldwell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

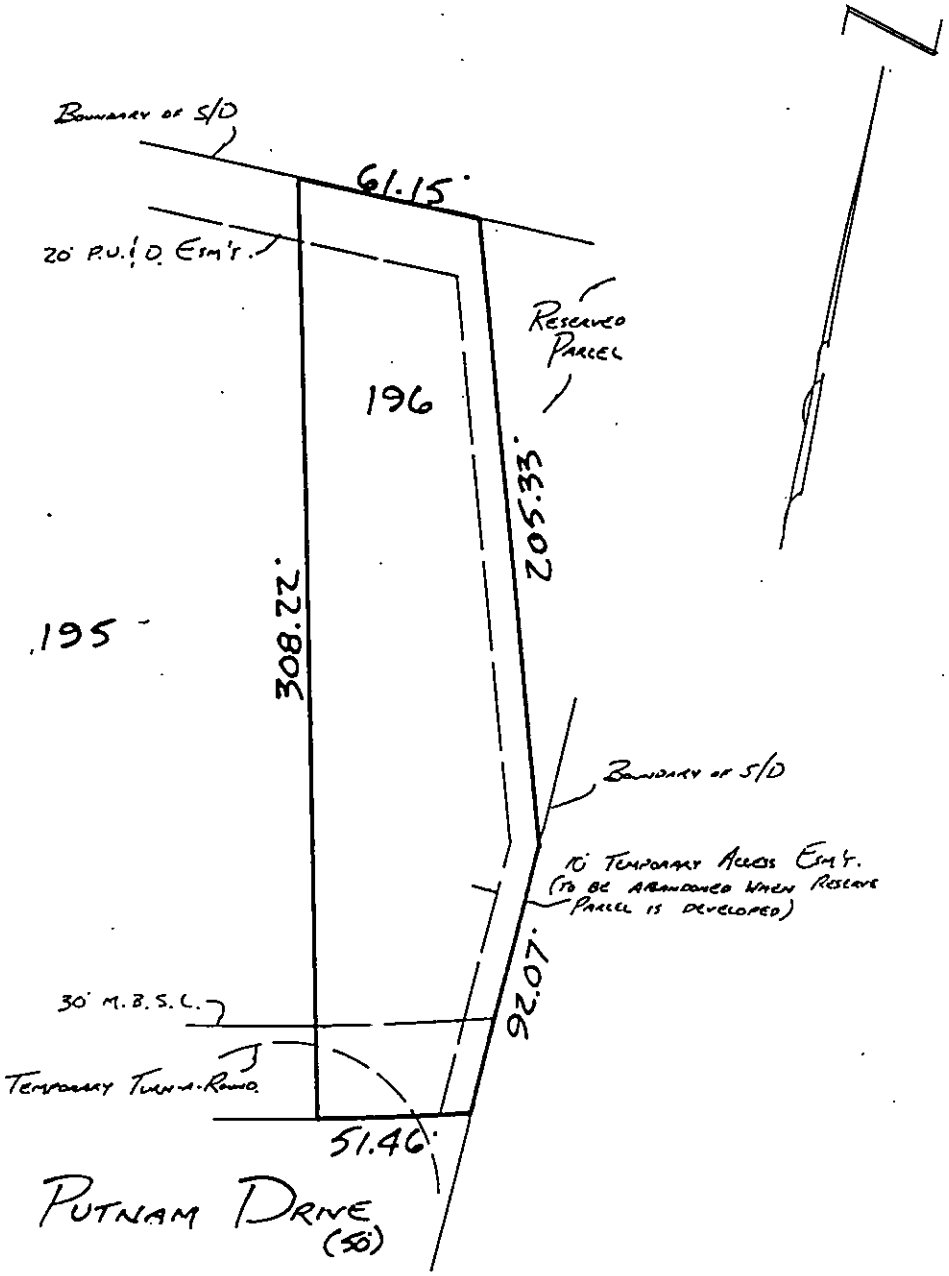
On the 1ST day of APRIL, 2015, before me a Notary Public, in and for said State and County, personally appeared RODNEY L. CALDWELL, with whom I am personally acquainted, and who, acknowledged himself to be the Substitute Trustee, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name.

WITNESS my hand and Notarial Seal at Office the day and year above written.

10/15/2016
My commission expires:

KIMBERLY VAN KEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public



MORTGAGE LOAN INSPECTION

Lot 196, Section 3, Royal Hills as recorded in Book 4860,Page 47 of the Davidson County Registrar's Office.

The above described parcel is vacant.

THERE ARE NO ENCROACHMENTS.

ZONE C-1 MAP 470040 0157B DATED 6-15-82
THIS PROPERTY IS NOT LOCATED IN F.E.M.A./F.I.R.M. FLOOD HAZARD AREA BY MAPS AVAILABLE TO ME AT THIS TIME.

PREPARED FOR Guaranty Title

NEW OWNERS Frances Brown

CENSUS TRACT 101.02

DATE 7-7-94 SCALE 1"= 50'

THIS MORTGAGE LOAN INSPECTION SHOULD NOT BE REPRESENTED TO BE A LAND OR LOT SURVEY. IT WAS DONE FOR THE MORTGAGE LENDERS USE ONLY AT THEIR REQUEST DO NOT RELY ON THIS FOR CONSTRUCTION OF FENCES OR EXACT PROPERTY LINE LOCATIONS. NO CORNERS WERE SET OR RESET.

STANLEY GLENN McRAE R.L.S. # 1673

STANLEY GLENN McRAE REGISTERED LAND SURVEYOR TENNESSEE NO. 1673

Campbell, McRae and Assoc. Surveying, Inc.
2424 21ST AVE. SO. • SUITE 201 • NASHVILLE, TENNESSEE 37212 • (615) 298-2424 • FAX (615) 297-2828

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $~~20,000~~.

Affiant

Subscribed and sworn before me, this 15th day of April, 2015.

Notary

KIMBERLY VAN ROEKEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.