BILL GARRETT, Davidson County
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Fees:23.00 Taxes:434.45
20150402-0029135

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

Address of New Owner:	Send Tax Bills to:	Tax Information
Justin Cutler 1945 Pinehurst Drive Nashville, TN 37216	New Owner	42-12-48

TRUSTEE'S DEED

This Trustee's Deed is made and entered into as of the 2nd day of April 2015, by Trey Cain, as Trustee ("Trustee").

WHEREAS, ASPB Holdings Inc., a Nevada Corporation, conveyed real property in Davidson County, Tennessee to Trey Cain, as Trustee, by Deed of Trust dated February 18, 2014 and recorded February 20, 2014, as Instrument No. 20140220-0014456, in the Register's Office of Davidson County, Tennessee ("Deed of Trust") for the benefit of Justin Cutler.

WHEREAS, Justin Cutler (the "Lender") is the owner and holder of the debts and obligations secured by the Deed of Trust; and,

WHEREAS, the indebtedness became overdue and unpaid, and other conditions of default occurred, by reason of which the Lender declared the indebtedness and the Deed of Trust to be in default, and notice was given of such default to Grantor, but following such notice the default was not cured; and,

WHEREAS, by Instrument recorded as No. 20140220-0014456, in said Register's Office, the Lender, as such owner, holder and beneficiary, appointed Trey Cain as Trustee; and,

WHEREAS, Lender directed Trustee to sell the Property as provided in the Deed of Trust, and Trustee caused notice to be published in The News of Today's Homes Magazine, that on January 2nd, 2015, commencing at 12:00 p.m. at the front door of the Davidson County Register's Office, 501 Broadway, Nashville, Tennessee, the Property would be sold, such foreclosure notice appearing in said newspaper on October 10, 17 and 24, 2013; and,

WHEREAS, Trustee appeared at the front door of the Davidson County Register's Office 501 Broadway, Nashville, Tennessee, on April 2, 2015 and announced a postponement of the sale to February 11, 2015, at 12:00 p.m., at the front door of the Davidson County Register's Office, 501 Broadway, Nashville, Tennessee.

WHEREAS, Trustee appeared at the front door of the Davidson County Register's Office 501 Broadway, Nashville, Tennessee, on February 11, 2015 and announced a postponement of the sale to March 2, 2015 at 12:00 p.m., at the front door of the Davidson County Register's Office, 501 Broadway, Nashville, Tennessee.

WHEREAS, Trustee appeared at the front door of the Davidson County Register's Office 501 Broadway, Nashville, Tennessee, on March 2, 2015 and announced a postponement of the sale to April 2, 2015 at 12:00 p.m., at the front door of the Davidson County Register's Office, 501 Broadway, Nashville, Tennessee.

WHEREAS, Trustee appeared at the front door of the Davidson County Register's Office 501 Broadway, Nashville, Tennessee, on April 2nd, 2015 at 12:00p.m. and offered the property for sale, and after opening the floor for competitive bids, sold the Property to Jason Cutler for a bid of $117,420.00, this being the highest, last and best bid.

NOW, THEREFORE, I, Trey Cain, not as individually, but as Trustee as aforesaid, in consideration of the premises, $10.00, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby convey unto Jason Cutler ("Grantee"), all right, title and interest in and to the following real property (the "Property"):

A certain tract or parcel of land in Davidson County, Tennessee, being described as follows, to-wit:

> Being Lot No. 11 on the Map of W.W. Gray's Plan of Lots, Madison, Tennessee, as of record in Book 974, Page 22, Register's Office for said County, said Lot 11 fronts 100 feet on the southerly side of Melrose Avenue and runs back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to ASPB Holdings, Inc., a Nevada Corporation, by Warranty Deed from Freedom Properties, LLC, a Tennessee limited liability company, recorded on February 20, 2014 in Instrument Number 20140220-0014455, Register's Office for Davidson County, Tennessee.

This being improved property being known as **509 Charles Drive, Madison, Tennessee, 37115.**

TO HAVE AND TO HOLD the Property, free of all statutory and other rights of redemption of Grantors as provided in, but only to the extent provided in, the Deed of Trust.

Grantee hereunder accepts title to the Property and all improvements thereon, if any, in an AS IS, WHERE IS condition, and without representation or warranty from Trustee and/or Lender as to any matter whatsoever. Without limited the foregoing, **Trustee disclaims all representations and warranties, express or implied, including warranties of merchantability or fitness for a particular use or purpose. Additionally, Trustee disclaims all representations and warranties as to the absence or presence on or under the property of hazardous substances as defined by any environmental laws, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act or similar federal and state legislation (collectively, "environmental laws").** Grantee accepts title to the Property subject to any problems arising in connection with the Property and/or the improvements located thereon, including, without limitation problems airing out of or in connection with deterioration of any improvements thereon, violations of environmental laws,

and potential flood hazards. By accepting this Trustee's Deed, Grantee agrees to indemnify and hold Trustee and Lender harmless from any and all costs, expenses, and liability, including, without limitation, attorney's fees, arising out of or in connection with any of the foregoing.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following to the extent applicable on the date hereof:

(1) Any and all unpaid real and personalty taxes, plus penalty and interest, if any. Such taxes will not be pro-rated or paid from the trustee estate. Grantee assumes full liability for such taxes.

(2) Any mechanic's and materialmen's liens, filed or unfiled, which take priority over the Deeds of Trust upon which the foreclosure sale was held.

(3) Such easements, building lines, recorded plans and restrictions as may be applicable and which take priority of the Deed of Trust upon which the foreclosure was held.

(4) Any rights of redemption or otherwise held by the Internal Revenue Service or by the State of Tennessee.

(5) Rights or claims of parties in possession.

(6) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the Property.

(7) Any and all deeds of trust, fixture filings, liens of any kind or nature, and/or leases which take priority over the Deed of Trust upon which the foreclosure sale was held.

(8) Any and all other matters, including, without limitation, liens easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust under which the foreclosure was held.

WITNESS the signature of the Trustee as of the day and date first above written.

Trey Cain, not individually, but as Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trey Cain, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath acknowledged himself to be the Trustee, and that he, as such Trustee, being duly authorized to do so, executed the within instrument for the purposes therein contained by signing his name, not individually, but as Trustee.

Witness my hand and official seal at Brentwood, Tennessee, this the 2nd day of April, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $117,420.00.

Affiant

Sworn to and subscribed before me this
2nd day of April, 2015.

Notary Public

My Commission Expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.