BILL GARRETT, Davidson County
Trans:T20150026629 DEEDTRS
Recvd: 04/09/15 13:54 4 pgs
Fees:23.00 Taxes:666.00
20150409-0031377

This instrument prepared by:
Prochaska Quinn & Ferraro, P.C.(VAF)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Clarksville Pike Holding Company, LLC 1380 North Courtenay Pkwy Merritt Island, FL 32953	Clarksville Pike Holding Company, LLC 1380 North Courtenay Pkwy Merritt Island, FL 32953	029-00-0-336.00

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of April 7, 2015, by and between Victoria A. Ferraro, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Clarksville Pike Holding Company, LLC.

WHEREAS by Deed of Trust dated September 6, 2006, of record at Instrument No. 20060908-0111627, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Debtor conveyed to Castleman Title, as Trustee, the hereinafter described real estate, to secure payment to Fidelity Bank of Florida, N.A. of a promissory note dated September 6, 2006 (the "Note"); and

WHEREAS, the lawful holder of the Note, Fidelity Bank of Florida, N.A., appointed Victoria A. Ferraro to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument No. 20130228-0020221, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the *Nashville Scene* that the property would be sold at

11:00 a.m. on Friday, April 3, 2015, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on March 6, 13 and 20, 2015, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, the real property described herein is conveyed subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. § 7425(d)(1) and/or is subject to the right of this state to redeem the real property as provided for in T.C.A. § 67-1-1433(c)(1); and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to Clarksville Pike Holding Company, LLC at the price of $180,000.00 this being the highest, last and best bid;

NOW, THEREFORE, I, Victoria A. Ferraro, Successor Trustee as aforesaid, in consideration of the premises and the sum of $180,000.00, credited by Clarksville Pike Holding Company, LLC against the Note, by these presents do transfer to Clarksville Pike Holding Company, LLC, its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

> LAND in the 1st Councilmanic District of Davidson County, Tennessee, BEING part of TRACT 5 of the CHARLES P. ZIMMERLEE LANDS recorded in Plan Book 3, Page 28, Register's Office of said County and a part of LOT 3 of the CAILLOUETTE SUBDIVISION recorded in Plat Book 5200, Page 279, R.O.D.C, described according to a survey performed by Patrick S. Goode, Registered Land Surveyor, Tennessee No. 855, John Kohl & Company, P.C. more particularly described as follows:
>
> BEGINNING in the South right of way of Clarksville Highway (or Pike), approximately 434.3 feet northwest of the intersection of said Pike and Eatons Creek Road;
>
> Thence leaving said right of way and along the line of Tracts 5 and 6, S 2° 23' 49" W, 339.81 feet to an iron pin;
>
> Thence severing said Tract 5, N 55° 04' 11" W, 194.04 feet to an iron pin in the Easterly line of said Lot 3 of the Caillouette Subdivision;
>
> Thence with said Lot 3 N 3° 57' 27" E, 237.24 feet;

Thence N 86° 02' 33"W, 10 feet;

Thence N 3° 57' 27" E, 59.28 feet to the Northerly right of way of Old Clarksville Pike;

Thence along said Old Clarksville Pike S 62° 52' 09" E, 10.88 feet to a P.K. Nail;

Thence continuing with said pike S 77° 59' 50" E, 70.57 feet to the intersection of said Old Clarksville Pike and Clarksville Highway;

Thence with said Clarksville Highway, along a curve to the left having a radius of 1945 feet, a distance of 49.96 feet to a P.K. Nail;

Thence continuing along said highway S 60° 26' 41" E, 47.10 feet to the point of beginning and containing 1.2 acres, more or less.

Being the same property conveyed to BRM, LLC, by deed from SPIRIT INVESTMENT GROUP, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20060908-0111626, dated September 6, 2006, said Register's Office.

Together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal, and similar matters (the "Real Property").

Property Address:	5823 Clarksville Pike Joelton, TN 37080
Parcel Id:	029-00-0-336.00

Grantor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all Grantor's right, title, and interest in and to all present and future leases of the Real Property and all Rents of the Real Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

VICTORIA A. FERRARO
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie Bembrey a Notary Public of said County and State, VICTORIA A. FERRARO, 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 Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand at office, this 7th day of April, 2015.

Notary Public

CONNIE BEMBREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Sworn to and Subscribed before me this the 7th day of April, 2015.

Notary Public

CONNIE BEMBREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2016