ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Jack T. Pitt c/o 130 Meridian Court Nashville, TN 37207	NEW OWNER	Map 052-01 Parcels 200.00 and 334.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

BILL GARRETT, Davidson County
Trans:T20150039932 DEEDTRS
Recvd: 05/22/15 09:47 4 pgs
Fees:23.00 Taxes:666.00
20150522-0047324

TRUSTEE'S DEED

This indenture made the 21st day of May, 2015, by and between Robert J. Notestine III, Trustee (party of the first part) and Jack T. Pitt, unmarried, party of the second part.

WITNESSETH:

WHEREAS, on the 30th day of November, 2012, Gerald E. Smith by virtue of the deeds of trust of record in Instrument No. 20121205-0111822 and in Instrument No. 20121205-0111823, which were duly registered in the Register's Deed for Davidson County, Tennessee, whereby was conveyed parcels of property which are described in the deeds of trust as follows:

257 Madison Blvd., Madison, TN 37115 Land in Davidson County, Tennessee, being Lot No. 13 and the easterly 31.3 feet of Lot No. 12 of Block "F" on the revised plan of Power and Roth's Madison Park Subdivision of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 83.3 feet on the northerly side of Madison Boulevard and extends back between lines 263.9 feet on the easterly line of Lot No. 13 and 230 feet, more or less, on the westerly line of a part of Lot No. 12, to a lien in the rear which they measure 80 feet.

259 Madison Blvd., Madison, TN 37115 Land in Davidson County, Tennessee, being the southerly part of Lot 14 of Block "F" on the revised plan of Power and Rother's Madison Park Subdivision of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 53 feet on the northerly side of Madison Boulevard and extends back 183 feet on the easterly line and 163.9 feet, more or less, on the westerly line in the rear on which it measures 50 feet, more or less.

Being the same properties conveyed to Gerald E. Smith by deed from Jack T. Pitt and wife, Betty C. Pitt of record in in Instrument No. 20121205-0011822 and in Instrument No. 20121205-0111821, Register's Office for Davidson County, Tennessee. Betty Pitt has since died leaving Jack T.Pitt as the sole noteholder.

This is improved real property commonly known as 257 and 259 Madison Boulevard, Madison Boulevard, Tennessee 37115.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $ 180,000.00
(
(
(Affiant
(
(Subscribed and sworn to before me
(this 21st day of May, 2015.
(
(
(Notary Public
(My Commission Expires: 12-6-19
(

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AND WHEREAS the party of the first part hereto did advertise said property as provided for in said Deed of Trust 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 21st day of May, 2015, at 10:00 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 deeds 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 One Hundred Eighty Thousand Dollars ($ 180,000.00), 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, Trustee, does hereby bargain, sell, transfer and convey unto said party(ies) of the second part, Jack T. Pitt , 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 and the maker of said Note and all persons claiming to and under them. The party of the first part affirms that, as 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, his heirs and assigns, the title of said property as against all persons claiming by, through, or under first party, but no further otherwise.

Written Notice of Right to Foreclose was not given to Gerald E. Smith in writing as this was not the principal residence address of Gerald E. Smith. Written notice of foreclosure was mailed to Mr. Smith as provided by law.This conveyance is subject to the rights and claims of the Davidson County, Trustee and Volunteer State Bank

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

ROBERT J. NOTESTINE III
Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, 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 21st day of May, 2015.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY