THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
5107 Maryland Way, Suite 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150049673 DEEDTRS
Recvd: 06/22/15 13:44 3 pgs
Fees:18.00 Taxes:573.84
20150622-0059504

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $155,093.09.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-11-17

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robyn Hendrixson
P.O. Box 6768
Albuquerque, NM 87197

SEND TAX BILLS TO:
Owners

MAP – PARCEL NUMBERS
142-7-C-24CO

SUBSTITUTE TRUSTEE'S DEED

This Instrument made and entered in to on this 17th day of June, 2015, by and between Thomas J. Elmlinger, Successor Trustee, a resident of Williamson County, Tennessee, whose address is 5107 Maryland Way, Suite 115, Brentwood, Tennessee 37027 ("Trustee"), and Robyn Hendrixson ("Grantee");

WHEREAS, by deed of trust dated November 9, 2009, of record at Instrument No. 20091110-0104033, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Robert A. Campbell ("Mortgagor") conveyed to R. L. Moore, as trustee, the property (the "Property") described in this instrument, for the benefit of Robyn Hendrixson, as beneficiary;

WHEREAS, Robyn Hendrixson (the "Lawful Holder") is the current holder of the Promissory Note from the Mortgagor, secured by the Deed of Trust aforesaid, as evidenced by the Deed of Trust aforesaid;

WHEREAS, the Lawful Holder appointed Trustee to serve as successor trustee by Instrument of record at 201505200046314, Register's Office for said County;

WHEREAS, a default has occurred with respect to the Deed of Trust and Lawful Holder has directed the Trustee to sell the Property in the manner described in the Deed of Trust and according to applicable law;

WHEREAS, the Trustee caused a foreclosure sale to be advertised in a newspaper published in the county where the property is located on May 1st, May 8th and May 15th, 2015;

WHEREAS, at the time, place and date specified in notices and/or advertisements published in accordance with the Deed of Trust and applicable law, the Trustee caused the Property to be offered for sale at public outcry on June 2, 2015. After opening the floor for competitive bids, the Property was sold to Grantee at the price of $155,093.09.

NOW, THEREFORE, I, Thomas J. Elmlinger, pursuant to my powers as Trustee and not further or otherwise, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, transfer and convey unto Robyn Hendrixson, Grantee's successors and assigns, all of my right, title and interest in and to the following described real estate in Davidson County, Tennessee and any improvements located thereon and affixed thereto, but only pursuant to my powers as trustee and not further or otherwise. The Property is further described as follows:

Being Unit No. 24 Ashley Green, a Horizontal Property Regime Established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, page 71, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

Together with an undivided percentage interest in the common elements (as defined in the Master Deed) appertaining to said unit and all other right, powers, privileges and interest appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Robert A. Campbell by Warranty Deed from William A. Carl and Margaret C. Kelly, Co-Executors of the Estate of Angie Sanford Carl, deceased, dated November 9, 2009 and recorded at Instrument No. 20091110-0104032, Register's Office for Davidson County, Tennessee.

This is improved property known as 418 Bradford Green Nashville, Tennessee 37221.

TO HAVE AND TO HOLD unto the Grantee, the Property, together with all improvements thereon, all bar of the equity of redemption and all other rights of redemption, statutory or otherwise (including without limitation, those rights of redemption contained in Tennessee Code Annotated Section 88-8-101 et seq.), homestead, dower, elective share, rights of appraisement of valuation and other rights and exemptions of every kind all of which are provided in, but only to the extent provided in the Deed of Trust.

This conveyance is subject to all matters that may take priority over the deed of trust under which this foreclosure sale is conducted and are not extinguished by such sale.

This instrument is provided without warranty by the Trustee of any nature. Trustee conveys to Grantee only pursuant to his rights and powers granted as set forth in this Instrument and in accordance with Tennessee Law.

WITNESS my hand this 17th day of June, 2015.

Thomas J. Elmlinger, Trustee

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within

named Thomas J. Elmlinger, 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 as set forth in this instrument, and that he as such Trustee being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

WITNESS my hand and official seal at Brentwood, Tennessee, this 17th day of June, 2015.

Janice H. Collins
Notary Public

My Commission Expires: 9-11-17

