This Instrument Prepared By:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067
File No. 16137

After Recording Return To:
Bridgehouse Title, LLC
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150054490 DEEDTRS
Recvd: 07/07/15 09:06 3 pgs
Fees:18.00 Taxes:66.60
20150707-0065510

SUCCESSOR TRUSTEE'S DEED

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel No.
Innovated Construction Company, LLC 7326 Fernvale Rd. Fairview, TN 37062-9044	New Owner	092-06-0 537.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $18,000.00 which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 23rd day of June, 2015.

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

WHEREAS, by DEED OF TRUST dated August 1, 2008, of record in Instrument No. 20080805-0080426, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Tricia Mewbourne, unmarried and Kizzy Starnes, unmarried, conveyed to John E. Simmonds, Trustee, the hereinafter described real property to secure the payment of a certain Note dated August 1, 2008, and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of the undersigned as Successor Trustee by instrument of record in Instrument No. 20150430-0038728, Register's

Office for Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such advertisement appeared in The Tennessean, on May 15, 2015; May 22, 2015; and May 29, 2015, and

WHEREAS, pursuant to the Successor Trustee's Notice of Foreclosure Sale, the foreclosure sale was appointed to be held on the 9th day of June, 2015, at 10:45 am, at the Davidson South Main Door, One Public Square, Davidson County, Tennessee; and continued to the 23rd day of June, 2015; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Innovated Constructions, Company, LLC, being the highest and best bidder, became the purchaser of said property at and for the sum of Eighteen Thousand and 00/100 Dollars ($18,000.00); and

WHEREAS, the undersigned as Successor Trustee hereby conveys the hereinafter described real property to **Innovated Construction Company, LLC**;

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, the undersigned, as the Successor Trustee, does hereby grant, bargain, sell, transfer, and convey unto **Innovated Construction Company, LLC,** the following real estate:

Land in Davidson County, Tennessee, being Lot(s) No. 7 (number 28), as shown on the map entitled the Plan of Roth's Subdivision of Lot No. 22 in Dr. Boyd McNairy's Addition to Nashville, of record in Plat Book 57, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 7 (number 28) on said Plat fronts 50 feet on the easterly side of 27th Avenue North, now called Lena Street, and runs back between parallel lines 114 feet, more or less, to an alley.

Being the same property conveyed to Kizzy Starnes & Trichia Newbourne, as joint tenants with the right of survivorship, by Warranty Deed from Lester C. McClain, dated April 8, 2008, of record in Instrument No. 20080410-0036417, Register's Office for Davidson County, Tennessee.

The subject property has a street address of 712 Lena Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all homestead, dower, equitable right of redemption, statutory right of redemption, marital share, and all other exemptions and

redemptive rights of every kind in the makers of said Deed of Trust, and all persons claiming through and under said makers.

The UNDERSIGNED, as Successor Trustee, does hereby transfer, assign, and set over unto **Innovated Construction Company, LLC,** its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as Successor Trustee, but no further or otherwise. The undersigned makes no warranties as to condition, location, or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine, and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 23rd day of June, 2015.

Bryan D. Spicer
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said county and State, the within named bargainor, Bryan D. Spicer, Successor Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 23rd day of June, 2015.

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017