BILL GARRETT, Davidson County
Trans:T20150061105 DEEDTRS
Recvd: 07/27/15 08:43 3 pgs
Fees:18.00 Taxes:4911.75
20150727-0073269

This Instrument Prepared By:
Jonathan R. Vinson, Attorney
P.O. Box 30621
Clarksville, TN 37040-0011

FORECLOSURE DEED

JONATHAN R. VINSON, TRUSTEE
to
F&M REAL ESTATE TRANSFER CORPORATION

Name of New Owner and Address of Property:	F&M Real Estate Transfer Corporation 3814 Hobbs Rd. Nashville, Tennessee M/P 116 16 0 072.00
Name/Address of Entity Responsible for Property Taxes:	F&M Real Estate Transfer Corporation 50 Franklin Street Clarksville, TN 37040

On February 1, 2008, by Deed of Trust placed of record on February 12, 2008, at 12:30 o'clock p.m., in Instrument No. 20080212-0014109, in the office of the Register of Deeds for Davidson County, Tennessee, with reference to the Corrected Certificate of Acknowledgement of record in Instrument No. 20090319-0024772, as modified in Modification Agreement of record in Instrument No. 20090224-0015978, and further modified in Modification Agreement of record in Instrument No. 20120404-0028617, with reference to the Affidavit of Scrivener's Error of record in Instrument No. 20120629-0057112, all in the Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Winford Development, LLC (the "Mortgagor") conveyed to Jonathan R. Vinson, Trustee, (the "Trustee") the hereinafter described real estate, to secure the payment of a promissory note as described therein (the "Note"), payable to the order of F&M Bank, f/k/a Farmers and Merchants Bank (the "Holder").

The Deed of Trust provided that in the event of default in the payment of the Note, when due, then the entire balance of the Note shall, at the option of the Holder, become due and payable immediately; and, default having been made and continued in the payment of the Note, the Holder of the Note, has declared the entire balance of the Note due and payable as provided in the Deed of Trust. The Holder, in accordance with the terms and conditions of the Deed of Trust, has instructed the Trustee to foreclose the lien of the Deed of Trust.

The undersigned did advertise by notice in the Davidson A.M., a newspaper of general circulation in Davidson County, Tennessee, with notices published on June 26, 2015, July 3, 2015, and July 10, 2015, that said sale would be held on Friday, July 17, 2015, at 11:00 a.m., prevailing time, at the front door of the Davidson County Courthouse (Metropolitan Courthouse), 1 Public Square, Nashville, Tennessee.

The sale was held according to the terms, conditions and provisions of the notice as given, and F&M Real Estate Transfer Corporation, the Grantee and hereafter called the "Grantee", was the highest and best bidder for cash, bidding the sum of One Million Three Hundred Twenty Seven Thousand Five Hundred and 00/100Dollars ($1,327,500.00).

NOW THEREFORE, the undersigned as Grantor and hereafter called the "Grantor", does hereby bargain, sell, transfer and convey unto the Grantee, F&M Real Estate Transfer Corporation, the Grantee's successors and assigns forever, the following described real estate situated in Davidson County, Tennessee, described to-wit:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Part One, Evergreen Heights, of record in Plat Book 1130, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed Winford Development, LLC from Jim Richie by Quitclaim Deed dated February 1, 2008 and placed of record in Instrument No. 20080212-0014108, Register's Office for Davidson County, Tennessee.

This property is encumbered by a lien or claim of lien filed by the State of Tennessee, Department of Revenue, Tax Enforcement Division, prepared on June 15, 2013, and was placed of record on June 20, 2013, at 10:38 a.m. in Instrument No. 20130620-0063218, in the Register's Office for Davidson County, Tennessee. Notice of Foreclosure Sale of Real Estate has been given to the State of Tennessee, Department of Revenue, Tax Enforcement Division, in accordance with T.C.A. § 67-1-1433(b)(1). Sale of this property is subject to the redemption rights of the State of Tennessee as provided for in T.C.A. § 67-1-1433(c)(1).

Additionally, said sale was held subject to (1) all accrued taxes; (2) all matters, terms and conditions set forth in Plat Book 1130, Page 19, of record in the Register's Office for Davidson County, Tennessee; (3) Agreement for Dedication of easement for sanitary sewers and/or storm drainage of record in Book 3956, Page 886, in the Register's Office for Davidson County, Tennessee; (4) rights of tenants in possession under unrecorded leases, which would take priority to the Deed of Trust under which the above-described sale is conducted; (5) all matters on a recorded plan, restrictive covenants, easements, or setback lines that may be applicable; (6) any matters, liens or encumbrances as well as any priority created by a fixture filing, which would take priority to the Deed of Trust under which the above-described sale is conducted; and (7) any matter that an accurate survey of the property would show.

THE WARRANTIES made herein by the Grantor are made in the Grantor's representative capacity and not otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto affixed the Grantor's signature on this the 17th day of July, 2015.

GRANTOR:

JONATHAN R. VINSON,
Trustee

By: _____
JONATHAN R. VINSON,
Trustee

NOTARY PAGE INSERTED

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned a Notary Public in and for said State and County, JONATHAN R. VINSON, Trustee, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 17th day of July, 2015.

Notary Public Seal

My Commission Expires: 6-15-16

TRACY L. NYDER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1,327,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 17th day of July, 2015.

Notary Public Seal

My Commission Expires: 6-15-16

TRACY L. NYDER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY