SEND TAX BILLS TO AND
NEW PROPERTY OWNER IS:
ROBERT E. MARSHALL
250 Hidden Lake Road
Hendersonville, TN 37075

Map and Parcel 43-16-10

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

Deed of Trust

# TRUSTEE'S DEED #20130122-0007011

THIS INSTRUMENT made and entered into on this the 8th day of September, 2015 by and between PHILIP KELLY, SUBSTITUTE TRUSTEE, PARTY OF THE FIRST PART, and ROBERT E. MARSHALL, PARTY OF THE SECOND PART;

BILL GARRETT, Davidson County
Trans:T20150076133 DEEDTRS
Recvd: 09/08/15 11:04 3 pgs
Fees:18.00 Taxes:331.21
20150908-0090950

WITNESSETH:

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust and Tenn. Code Ann. Sec. 35-5-104 said advertisement began on August 14, 2015 and was advertised a total of three times prior to actual sale date.

WHEREAS, default was made in the payment of said note, holder thereof having directed the PARTY OF THE FIRST PART to sell said property as provided by said trust deed; the PARTY OF THE FIRST PART, did, by publication in THE TENNESSEAN/DAVIDSON advertise said property to be sold on this date, and pursuant to said publication, on this date, during legal hours, the PARTY OF THE FIRST PART offered said property for sale on the premises, after receiving competitive bids, sold said property to ROBERT E. MARSHALL, his heirs and assigns, at the sum of Eighty-nine thousand five hundred and seventeen dollars AND 17/100 ($ 89,517.20 ) DOLLARS, this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of Eighty-nine thousand five hundred seventeen dollars AND 17/100 ($ 89,517.20 ) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, the PARTY OF THE FIRST PART has this day bargained and sold and does hereby sell, transfer and convey unto ROBERT E. MARSHALL, his heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, as follows:

Being a tract of land located in the 9th Civil District of Davidson County, Tennessee, and being Lot No. 16 and the southerly 16.66' of Lot No. 17 on the Plan of Block "B" MYATT EGAN SUBDIVISION as of record in Plat Book 1424 page 107, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pipe located in the westerly right of way of Rio Vista Drive, being the northwest corner of Lot #17 on the plan of Block " B" of Myatt Egan Subdivision and being the southwest corner of this tract; thence North 05 deg. 00 in. 00 sec. East 66.01 feet to an iron pin (o); thence South 85 deg. 24 min. 00 sec. East 188.14 feet to an iron pin at a fence corner; thence with a fence, South 02 deg. 40 min. 46 sec. East 67.83 feet to an iron pin (o); thence North 85 deg. 01 min. 34 sec. West 197.20 feet to the point of beginning, containing 0.295 acres, more or less as per survey by C & K Surveyors, LLC dated January 4, 2013.

Being the same property conveyed to Ricky Allen Anderson and Shellie Ruth Cannon by deed from Robert E. Marshall of record as Instrument No. 20130122-0007010, Register's Office of Davidson County, Tennessee.

The address of the above described property is 120 Rio Vista Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his/her/their heirs and assigns, in fee simple forever, and in bar of all right or equity or redemption.

AND PARTY OF THE FIRST PART as TRUSTEE, does hereby transfer, assign, and set over unto the PARTY OF THE SECOND PART all of the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title as fully as he is authorized to do as TRUSTEE, but no further or otherwise. Subject to any and all unpaid taxes that may be a lien against the property and any and all other liens or other rights which take priority over the Deed of Trust upon which this foreclosure sale is had.

WITNESS my hand this the 8th day of September, 2015.

PHILIP KELLY, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILIP KELLY, SUBSTITUTE TRUSTEE, the bargainor, 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 office on this the 8th day of September, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-16

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2016

# OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $89,517.20/, 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 the 8th day of September, 2015.

NOTARY PUBLIC

P. KELLY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2016

MY COMMISSION EXPIRES:_____