BILL GARRETT, Davidson County
Trans:T20150078298 DEEDTRS
Recvd: 09/15/15 11:22 3 pgs
Fees:18.00 Taxes:784.40
20150915-0093511

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $212,000.00

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 8 day of Sept, 2015.

Notary Public

My commission expires: _____

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

STATE OF ARKANSAS NOTARY PUBLIC
KATE CRAVENS
MY COMMISSION # 12398655
EXPIRES: May 14, 2024
Pulaski County

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Bank of America N.A. 400 National Way Simi Valley, CA 93065 (800) 669-6607	Bank of America N.A. C400 National Way Simi Valley, CA 93065 (800) 669-6607	Parcel No.: 03210002300

WHEREAS, BERNITA A MOORE and SHAWN E MOORE, by Deed of Trust (the "Deed of Trust") dated March 11, 2003, of record as Instrument No. 20030319-0036472, in the Register's office for Davidson County, Tennessee, conveyed to Emmett James House and Bill R. McLaughlin, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to Union Planters Bank, National Association;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20140523-0044611 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. on August 14, 2015; August 21, 2015; and August 28, 2015; and

13-08288

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m. On September 4, 2015, and Bank of America N.A. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Two Hundred Twelve Thousand and 00/100 ($212,000.00).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in NASHVILLE, Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 18 on the Plan of Section 6, Quail Ridge, which plan is of record in Plat Book 11700, Page 17, Register's Office of Davidson County, Tennessee. Reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shawn E. Moore and wife, Bernita A. Moore by Warranty Deed from The Developers, a joint venture (with Robert L. Eatherly, on behalf of the Developers, having full power to sell, transfer, convey or encumber the property without joinder of any other venture) of record at Instrument No. 20020827-0103583, Register's Office for Davidson County, TN.

This is improved property known as: 4632 SETTER COURT, NASHVILLE, TN 37207

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 8th day of Sept, 2015 at 11:20 a.m. CDT.

12th a.m.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the

holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 8 day of Sept, 2015 at 11:20 a.m. CDT.

My commission expires: _____

Notary Public

KATE CRAVENS
MY COMMISSION # 12398655
EXPIRES: May 14, 2024
Pulaski County