~~White Creek~~ 6217 Robertson Ave.

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Faye M. Schwartz

GRANTEE(s)
Bruce Peery

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20150090066 DEEDTRS
Recvd: 10/22/15 11:00 2 pgs
Fees:13.00 Taxes:349.27
20151022-0107533

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 24, 2008 and recorded December 15, 2008, Document No. 20081215-0120245 in the Register's Office of Davidson County, Tennessee, Faye M. Schwartz conveyed to 1st United Title and Escrow, as Trustee for James B. Nutter & Company, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, James B. Nutter & Company has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on October 16, 2014, Document No. 20141016-0095720 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and James B. Nutter & Company has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the 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 was advertised a total of three times, prior to actual sale date; announcing the scheduled sale date of April 15, 2015; and on said date the sale was announced to be postponed to April 29, 2015; and

WHEREAS, pursuant to said advertisement and notice, on April 29, 2015 at the Davidson County Courthouse, Nashville in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Bruce Peery, at and for the sum of $94,396.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Bruce Peery of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Bruce Peery, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 3 on the Map of the unrecorded subdivision of the Westerly 230 feet of the Easterly one half of Lot Number 1 on the Map of the Subdivision of Lot Number 21 of the B.F. Cockrill Farm and described as follows: Beginning at an iron pin in the South margin of Robertson Avenue at the corner of Lots Number 3 and 4; thence with the line between said Lots, Southerly 325 feet to an iron pin; thence Easterly 57.5 feet to an iron pin at the corner of Lots 2 and 3; thence with the line between said Lots, Northerly 325 feet to the South margin of Robertson Avenue; thence with the margin of the same, Westerly 57.5 feet to the beginning.
>
> Being the same property conveyed to Faye M. Schwartz by Quitclaim Deed recorded October 7, 2008, as Instrument No. 20081007-0101620 Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 6217 Robertson Avenue, Nashville, TN 37209.
>
> Tax Parcel No.: 091-09-049.00

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Bruce Peery, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 6 day of May, 2015.

Wilson & Associates, PLLC

By: _____
Heather Martin-Herron
Wilson & Associates, PLLC
TN Bar #32248

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Heather Martin - Herron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 6 day of May, 2015.

_____
Notary Public

My Commission Expires: 7/12/2024

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $94,396.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this _____day of _____, _____

_____
Bruce Peery

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bruce Peery
103 Hilltop Rd.
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 94,396
Bruce Peery, **Affiant**
Subscribed and sworn before me this the
22 **Day of** Oct, **20**15.
Abbyjolett, **Deputy Register**