BILL GARRETT, Davidson County
Trans:T20150098501 DEEDTRS
Recvd: 11/19/15 12:19 3 pgs
Fees:18.00 Taxes:480.96
20151119-0117462

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $129,990.07

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 30 day of October, 2015.

Notary Public

My commission expires: _____

SALLY GARRINGER
MY COMMISSION # 12398775
EXPIRES: May 24, 2024
Lonoke County

This instrument was prepared by:

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

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
BANK OF AMERICA, N.A. C/o Bank of America, N.A. 400 National Way Simi Valley, CA 93065 (800) 669-6607	BANK OF AMERICA, N.A. C/o Bank of America, N.A. 400 National Way Simi Valley, CA 93065 (800) 669-6607	Parcel No.: 136-14-0-237.00

WHEREAS, G Katziel Carter, by Deed of Trust (the "Deed of Trust") dated August 22, 2008, of record on August 28, 2008 as Document No. 20080828-0088272, in the Register's office for Davidson County, Tennessee, conveyed to Matt B. Murfree of Rutherford Co., Tenn, 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 Guaranty Trust Company;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Document No. 20150527-0048506 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 October 02, 2015; October 09, 2015 and October 16, 2015; and

15-032163

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 October 23, 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 One Hundred Twenty-Nine Thousand Nine Hundred Ninety and 07/100 ($129,990.07).

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. 73-B, on the plat of Zone Lot Division Harbor Gate Subdivision, Section 2, Lots 73, 74, and 75, as of record in Plat Book 6900, page 297, Register's Office for said County, which amends the Plat of Harbor Gate, Section 2, as of record in Plat Book 6250, page 33, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.
>
> This is improved property known as: 573 Castlegate Drive, Nashville, TN 37217

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 30th day of October, 2015 at 11:00 a.m. CDT.

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 Littlerock, Arkansas, this 30 day of October, 2015 at 11:00 A.m. CDT.

My commission expires: _____

Notary Public

SALLY GARRINGER
MY COMMISSION # 12398775
EXPIRES: May 24, 2024
Lonoke County