SUCCESSOR TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20150102621 DEEDTRS
Recvd: 12/04/15 09:37 3 pgs
Fees:18.00 Taxes:682.65
20151204-0122219

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $184,500.00

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 20 day of November, 2015.

Notary Public

My commission expires: _____

KATE CRAVENS
MY COMMISSION # 12398655
EXPIRES: May 14, 2024
Pulaski 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. 7105 Corporate Drive Plano, TX 75024-4100 (800) 669-6607	Bank of America, N.A. C/o Bank of America, N.A. 7105 Corporate Drive Plano, TX 75024-4100 (800) 669-6607	Parcel No.: 058090A30100C0

WHEREAS, SARAH M REEBER, by Deed of Trust (the "Deed of Trust") dated February 4, 2011, of record as February 8, 2011 as Instrument No. 20110208-0011045, in the Register's office for Davidson County, Tennessee, conveyed to SETTLEMENT SERVICES OF TENNESSEE, 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 BANK OF AMERICA, N.A.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as September 29, 2015 as Instrument No. 20150929-0098806 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 23, 2015; October 30, 2015; November 6, 2015; and

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 November 13, 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 Eighty-Four Thousand Five Hundred and 00/100 ($184,500.00).

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.301, IN THE PLAN OF JORDAN RIDGE AT EATON'S CREEK, PHASE 11 AS SHOWN ON THE PLAN OF RECORD IN INSTRUMENT NUMBER 20110208001044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SARAH M. REEBER BY SPECIAL WARRANTY DEED FROM NVR, INC. A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, OF EVEN DATE TO BE RECORDED IMMEDIATELY PRIOR TO THE RECORDING THEREOF IN INSTRUMENT NO. 201102080011044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: 604 CHILDRESS CROSSING, NASHVILLE, TN 37218

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 20th day of Nov, 2015 at 3:00 ~~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 Little Rock, Arkansas, this 20 day of November, 2015 at 3:00p.m. CDT.

My commission expires: _____

Notary Public

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