Davidson County DEEDTRS
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Fees:28.00 Taxes:449.55
20160107-0001476

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $121,504.00

LRW Holdings, LLC

Subscribed and sworn before me this the 6th day of January, 2016

Notary Public

My commission expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson 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.
LRW Holdings, LLC c/o Larry Wisniewski 122 Generals Retreat Place Franklin, TN 37064 (615) 305-1445	LRW Holdings, LLC c/o Larry Wisniewski 122 Generals Retreat Place Franklin, TN 37064 (615) 305-1445	Parcel No.: 182-06-0A-165.00CO

WHEREAS, Justin Odum and Nikki Odum, by Deed of Trust (the "Deed of Trust") dated December 12, 2003, and recorded December 29, 2003 of record as Instrument No. 20031229-0182931, in the Register's office for Davidson County, Tennessee, conveyed to ARNOLD M. WEISS, 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 Mortgage Electronic Registration Systems, Inc. solely as nominee for Countrywide Home Loans, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record recorded as Instrument No. 20150401-0028146 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 November 13, 2015; November 20, 2015; November 27, 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 December 4, 2015, and LRW Holdings, LLC (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred Twenty-One Thousand Five Hundred One and 00/100 ($121,501.00).

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 ANTIOCH, Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Old Hickory Mills, Phase Two, Section One, as shown by plat appearing of record in Instrument No. 200306230086188, Register's Office for said County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Justin Odum by Warranty Deed filed for record on 12/29/2003 as Document No. 20031229-0182930 in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 7476 MAGGIE DR, ANTIOCH, TN 37013-0000

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 24th day of December, 2015 at 10 : 35 a.m. CST.

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 24 day of Dec, 2015 at 10:35 a.m. CST.

My commission expires: _____

_____
Notary Public

KATE CRAVENS
MY COMMISSION # 12375035
EXPIRES: May 14, 2023
Pulaski County

0000856014

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust Note dated December 12, 2003, and the Deed of Trust of even date, securing said Deed of Trust Note recorded as Instrument No. 20031229-0182931 in the Register's office for Davidson County, Tennessee, executed by Justin Odum and Nikki Odum conveying the certain property described therein to ARNOLD M. WEISS, Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. solely as nominee for Countrywide Home Loans, Inc. and to Robert S. Coleman, Jr., having been appointed as Successor Trustee by instrument of record in the Register's office for Davidson County, Tennessee as Instrument No. 20150401-0028146.

WHEREAS, the owner and holder of the Deed of Trust Note has declared the entire indebtedness due and payable and demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Deed of Trust Note and Deed of Trust.

NOW, THEREFORE, notice is hereby given that an agent of Robert S. Coleman, Jr., as Successor Trustee, pursuant to the power, duty and authority vested in and conferred upon said Successor Trustee, by the Deed of Trust, will on December 4, 2015 at 11:00 a.m. at the front door of the Davidson County Courthouse in Nashville, Tennessee offer for sale to the highest bidder for cash, and free from all legal, 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, certain real property located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Old Hickory Hills, Phase Two, Section One, as shown by plat appearing of record in Instrument No. 20030623-0086188, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Nikki Odum joins in this con-

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veyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

More Commonly Known As: 7476 MAGGIE DR, ANTIOCH, TN 37013

Said sale shall be held subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; to any matter that an accurate survey of the premises might disclose; and subject to, but not limited to, the following parties who may claim an interest in the above-referenced property: none.

The following individuals or entities have an interest in the above-described property: (1) Justin Odum, (2) Nikki Odum, (3)Tenants/Occupants of 7476 MAGGIE DR, ANTIOCH, TN 37013.

To the best of the Trustee's knowledge, information, and belief, there are no other Federal or State tax lien claimants or other claimants upon the subject property which would require notice pursuant to the terms and provision of T.C.A. § 35-5-104 or T.C.A. § 67-1-1433 or 26 U.S.C. § 7425.

The Successor Trustee may postpone the above referenced sale from time to time as needed without further publication. The Successor Trustee will announce the postponement on the date and at the time and location of the originally scheduled sale.

This is an attempt to collect a debt, and any information gathered in connection herewith will be utilized for that purpose.

DATED this 9th day of November, 2015

Prepared by:
Robert S. Coleman, Jr.
Marinosci Law Group, P.C.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207
Robert S. Coleman, Jr.
Successor Trustee

Newspaper Insertion Dates: November 13, 2015; November 20, 2015; November 27, 2015

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

