SUCCESSOR TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20160016363 DEEDTRS
Recvd: 02/29/16 12:31 3 pgs
Fees:18.00 Taxes:349.65
20160229-0018932

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $94,500.00

Robert S. Coleman, Jr., Attorney
Marinosci Law Group, P.C.
Date: 2/24/16

Subscribed and sworn before me this the 24 day of Feb, 2016

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. 7105 Corporate Drive Plano, TX 75024-4100 (800) 669-6607	BANK OF AMERICA, N.A. 7105 Corporate Drive Plano, TX 75024-4100 (800) 669-6607	Parcel No.: 043 05 0 059.00

WHEREAS, DANNY DILE and LEEANN DILE, by Deed of Trust (the "Deed of Trust") dated August 14, 2008, of record as Instrument No. 20080825-0087144, in the Register's office for Davidson County, Tennessee, conveyed to Greg A. Ziskind, 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 Residential Loan Centers of America, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20151228-0129720 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

15-15007

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 1/29/16; 2/5/16; and 2/12/16; 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 February 19, 2016, 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 Ninety-Four Thousand Five Hundred and 00/100 ($94,500.00).

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

Property known as 221 Roosevelt Ave Madison TN 37115, County of Davidson:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 15 AND THE EAST 16 FEET OF LOT NO. 14 AND THE WEST 18 FEET OF LOT NO. 16 OF BLOCK "A" ON THE MAP OF KENNASTON ESTATES, AS OF RECORD IN BOOK 843, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PART OF SAID LOTS ADJOIN AND FRONT TOGETHER 84 FEET ON THE NORTH SIDE OF ROOSEVELT STREET AND RUNS BACK BETWEEN LINES 137.5 FEET ON THE WEST LINE OF PART OF LOT NO. 14 AND 138.4 FEET ON THE EAST LINE PART OF LOT NO. 16 TO A DEAD LINE IN THE REAR, ON WHICH THE MEASURE 84 FEET.

Being the same property conveyed to Danny Dile and wife, LeeAnn Dile by deed from STJ, L.P., a Tennessee Limited Partnership, dated 04/11/06 and filed of record in Instrument No. 200604280048970

This is improved property known as: 221 ROOSEVELT AVE, MADISON, TN 37115

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 Feb, 2016 at 11:20 a.m. CST.

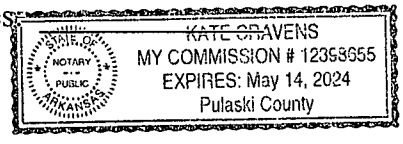
Robert S. Coleman, Jr.
Successor Trustee

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 Feb, 2016 at 11:20 a.m. CST.

My commission expires:



Notary Public