SUCCESSOR TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20160016521 DEEDTRS
Recvd: 02/29/16 15:15 3 pgs
Fees:18.00 Taxes:428.30
20160229-0019158

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $115,756.02

Name: Robert S. Coleman, Jr.,
Title: Managing Attorney,
Employer: Marinosci Law Group, P.C.

Date: 2-12-16

Subscribed and sworn before me this the 12 day of Feb, 2016

Notary ~~Public~~

My commission expires:

KATE CRAVENS
MY COMMISSION # 12398655
EXPIRES: May 14, 2024
Pulaski County

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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.: 095-08-0-054.00

WHEREAS, Ernest Cecil and Vicki Cecil, by Deed of Trust (the "Deed of Trust") dated October 27, 2008, recorded as Document number 20081124-0115055, in the Register's office for Davidson County, Tennessee, conveyed to KEL TITLE INSURANCE AGENCY, 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 Patriot Mortgage Company, Inc. DBA PMC Lending;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Document number 20151023-0108041 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 December 18, 2015; December 25, 2015; and January 1, 2016; 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 January 8, 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 One Hundred Fifteen Thousand Seven Hundred Fifty-Six and 02/100 ($115,756.02).

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. 192 ON THE PLAN OF EVA MOR HEIGHTS, SECTION III, OF RECORD IN PLAT BOOK 1835, PAGE 92, REGISTER`S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ERNEST CECIL AND WIFE, VICKI CECIL BY DEED DATED SEPTEMBER 4, 2002 AND FILED FOR RECORD ON SEPTEMBER 12, 2002 IN INSTRUMENT NO. 20020912-0111314, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: 331 TAMWORTH DR, NASHVILLE, TN 37214-0000

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 12th day of Feb 2016 at 3 : 30 p.m. CST.

Robert S. Coleman, Jr., Managing Attorney,
Marinosci Law Group, P.C., Successor Trustee

Date: 2-12-16

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 12 day of Feb, 2016 at 3 : 30 p.m. CST.

My commission expires:

KATE CRAVENS
MY COMMISSION # 12396655
EXPIRES: May 14, 2024
Pulaski County

Notary Public