BILL GARRETT, Davidson County
Trans:T20160021855 DEEDTRS
Recvd: 03/17/16 10:32 3 pgs
Fees:18.00 Taxes:297.85
20160317-0025310

SUCCESSOR TRUSTEE'S DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 80,500.00
Affiant
Subscribed and sworn before me this the
17 Day of March, 2016.
Deputy Register

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $80,500.00

Eric Sox and George Brandt, Joint Tenants with Rights of Survivorship

Subscribed and sworn before me this the _____ day of _____, ____.

Notary Public

My commission expires: _____

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.
Eric Sox and George Brandt, Joint Tenants with Rights of Surviviorship 5133 Harding Pike, Suite B10, PMB 185 Nashville, TN 37205	Eric Sox and George Brandt, Joint Tenants with Rights of Surviviorship 5133 Harding Pike, Suite B10, PMB 185 Nashville, TN 37205	Parcel No.: 06001016700

WHEREAS, PATRICIA LYNN HAYDEN, by Deed of Trust (the "Deed of Trust") dated October 23, 2008, of record, recorded on November 10, 2008, as Instrument No. 20081110-0111234, in the Register's office for Davidson County, Tennessee, conveyed to Joseph B. Pitt, Jr., 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 Quicken Loans Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record, recorded on October 27, 2015, as Instrument No. 20151027-0109230, 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 February 12, 2016; February 19, 2016; February 26, 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 March 3, 2016, and Eric Sox and George Brandt, Joint Tenants with Rights of Survivorship, (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Eighty Thousand Five Hundred and 00/100 ($80,500.00).

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 SITUATED IN COUNTY OF DAVIDSON IN THE STATE OF TN:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 109 ON THE PLAN OF GOLDEN VALLEY ESTATES, SECTION 1, AS OF RECORD IN BOOK 4175, PAGE 142, REGISTER`S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARCELL KELLAR AND WIFE, LOVIE V. KELLAR BY DEED FROM FRANK W. BRADLEY AND WIFE, MARY FRANCIS BRADLEY OF RECORD IN BOOK 5188, PAGE 83, REGISTER`S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO RESTRICTION OF RECORD IN BOOK 4447, PAGE 108 SAID REGISTES`S OFFICE.

SUBJECT TO RESTRICTION OF RECORD IN BOOK 4477, PAGE 594 SAID REGISTER`S OFFICE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA LYNN HAYDEN, UNMARRIED, BY DEED DATED OCTOBER 31, 1984 OF RECORD IN DEED BOOK 6420, PAGE 780, IN THE DAVIDSON COUNTY CLERK`S OFFICE.

This is improved property known as: 3136 EWINGDALE DR, NASHVILLE, TN 37207

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 15th day of March, 2016 at 1:00 p.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 15 day of March, 2016 at 1:00 p.m. CDT.

My commission expires:

NOTARY PUBLIC STATE OF ARKANSAS
KATE CRAVENS
MY COMMISSION # 12399655
EXPIRES: May 14, 2024
Pulaski County

Notary Public