SUCCESSOR TRUSTEE'S DEED

STATE OF ~~ARKANSAS~~ Tennessee)
COUNTY OF ~~PULASKI~~ Davidson)

The actual consideration or value, whichever is greater, for this transfer is $47,500.00

James Rollins ~~and Ying Rollins~~

Subscribed and sworn before me this the 25th day of April, 2016.

Notary Public

My commission expires: 10-7-19

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160033874 DEEDTRS
Recvd: 04/25/16 14:50 3 pgs
Fees:18.00 Taxes:175.75
20160425-0040089

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.
James and Ying Rollins 1311 4th Ave N Nashville, TN 37208 (615) 268-0677	James and Ying Rollins 1311 4th Ave N Nashville, TN 37208 (615) 268-0677	Parcel No.: 119140A14300CO

WHEREAS, RONNIE E. HARPER JR., by Deed of Trust (the "Deed of Trust") dated October 13, 2006, recorded on October 20, 2006, as Instrument No. 20061020-0130671, of record 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 COUNTRYWIDE HOME LOANS, INC.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument, recorded on October 13, 2015, as Instrument No. 2015013-0103964, of record 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 March 18, 2016; March 25, 2016; April 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 April 14, 2016, and James Rollins and Ying Rollins (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Forty-Seven Thousand Five Hundred and 00/100 ($47,500.00).

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 UNIT NO. 143, BLDG K ON THE PLAN OF KINGSWOOD CONDOMINIUMS, OF RECORD IN PLAT BOOK 5200, PAGE 520, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF KINGSWOOD, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6058, PAGE 320, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO RONNIE E. HARPER, JR., UNMARRIED BY DEED FROM DENNIS STARK, DATED OCTOBER 13, 2006 OF RECORD AS INSTRUMENT NO. 20061020-0130670, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: 2929 SELENA DR UNIT #143, NASHVILLE, TN 37211

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 April, 2015 at 8:30 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 20th day of April, 2016 at 8:30 Am. CDT.

My commission expires: _____

_____
Notary Public

SALLY GARRINGER
MY COMMISSION # 12398775
EXPIRES: May 24, 2024
Lonoke County