SUCCESSOR TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20160038756 DEEDTRS
Recvd: 05/10/16 10:24 3 pgs
Fees:18.00 Taxes:475.97
20160510-0046217

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $128,640.90

Robert S. Coleman, Jr., Attorney at Law
Marinosci Law Group

5-5-16
Date

Subscribed and sworn before me this the 5 day of May, 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. 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.: 11906027500

WHEREAS, CALVIN B. BEAUDION, by Deed of Trust (the "Deed of Trust") dated May 7, 2008, of record as Instrument No. 20080513-0049180 , in the Register's office for Davidson County, Tennessee, conveyed to RINEY TITLE & ESCROW LLC, Williamson County, TN, 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 ALLIED HOME MORTGAGE CAPITAL CORPORATION;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20160201-0009238 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 April 8, 2016; April 15, 2016; and April 22, 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 10:00 a.m. On April 29, 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 Twenty-Eight Thousand Six Hundred Forty and 90/100 ($128,640.90).

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. 33, ON THE PLAN OF ROSEWOOD ESTATES, SECTION 1, OF RECORD IN BOOK 4955, PAGE 29, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GHEORGHE ATANASIU AND WIFE, IRINA B. ATANASIU BY DEED FROM AZIL S. HOLMES AND HUSBAND, JOHN PARKER, DATED FEBRUARY 22, 2006, OF RECORD IN INSTRUMENT NUMBER 20060224-0021877, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY HAVING BEEN FURTHER CONVEYED TO CALVIN B. BEAUDION, UNMARRIED, BY DEED FROM GHEORGHE ATANASIU AND IRINA B. ATANASIU, HUSBAND AND WIFE, DATED SEPTEMBER 29, 2006, OF RECORD IN INSTRUMENT NUMBER 20061010-0125937, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: 10 PEACHTREE STREET, NASHVILLE, TN 37210

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 5th day of May, 2016 at 11:01 a.m. CDT.

Robert S. Coleman, Jr., Attorney at Law
Marinosci Law Group

5-5-16
Date

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 5 day of May, 2016 at 11:01 a.m. CDT.

My commission expires:

KATE CRAVENS
MY COMMISSION # 12340055
EXPIRES: May 14, 2024
Pulaski County

Notary Public