BILL GARRETT, Davidson County
Trans:T20160042659 DEEDWARR
Recvd: 05/20/16 14:03 3 pgs
Fees:18.00 Taxes:170.57
20160520-0050878

This Instrument Prepared By:

David M. Smythe
Smythe Huff & Hayden, PC
144 Second Avenue, North
Suite 333 – Pilcher Building
Nashville, TN 37201
(615) 255-4849

SHERIFF'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
E.W. Stewart Lumber Co., Inc. dba Stewart Builders Supply P.O. Box 518 Dickson, Tennessee 37056	Same	Tax Map No. 2606 Group A Parcel No. 5200 CO

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $46,100.00.

Affiant

Subscribed and sworn to before me, this 20th day of May, 2016.

DAVID M SMYTHE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
9-11-2017

WHEREAS, Darren Hall, the Sheriff of Davidson County (hereinafter "Grantor") at the direction of Chancellor Carol McCoy and pursuant to the provisions of Orders of the Court entered on December 28, 2015 and March 14, 2016 in Davidson County Chancery Court Case No. 08-2043-II styled HD Supply Waterworks, Ltd. v. Dial Properties, LLC (the "Chancery Case"), offered the within-described real property for sale at Sheriff's Sale on April 20, 2016, at 11:00 a.m. at the South front entrance of the Davidson County Courthouse, Public Square, Nashville, Tennessee; and

WHEREAS, a Notice of this Sheriff's Sale was published in the Nashville Ledger newspaper on March 18, 2016, March 25, 2016 and April 1, 2016;

WHEREAS, on April 20, 2016 at 11:00 a.m., at the time and place mentioned in such Sheriff's Sale Notice, the Davidson County Sheriff, by and through Deputy Sheriff Ricky Perry, offered the within-described real property for sale, in bar of any rights of redemption, at public outcry and at such sale, E.W. Stewart Lumber Co., Inc. dba Stewart Builders Supply ("Grantee") was the highest and best bidder and became the purchaser of this real property for a purchase price of Forty Six Thousand One Hundred and no/100ths Dollars ($46,100.00);

WHEREAS, the Chancellor Carol McCoy subsequently approved the written Sale Contract entered into between the Davidson Sheriff and Grantee to purchase the property for the aforesaid price described herein by Order entered by the Court in the Chancery case on May 12, 2016, which Order was subsequently recorded with the Davidson County Register of Deeds in Instrument No. 20160516-0048526, said Register's Office. This Sheriff's Sale per Rule 69, TRCP and per the Orders entered in the Chancery Case, extinguished all junior Judgment Liens in the Property;

WHEREAS, pursuant to the Order of the Court approving this Sale entered in the Chancery Case on May 12, 2016, the closing of the Sale was authorized to be conducted by David M. Smythe, attorney. and at closing, all Sheriff's fees / commissions for the Sale were paid, along with all Goodlettsville City and Metro Davidson County taxes for the property as well as all other specified closing expenses, including the payoff balance of a State of Tennessee, Department of Revenue Tax Lien of record at 20100120-0004818, said Register's Office.

NOW THEREFORE, for and in consideration of the total sum of $46,100.00 paid by the Grantee, undersigned does hereby bargain, sell and convey unto E.W. Stewart Lumber Co., Inc. dba Stewart Builders Supply, its successors and assigns, all right, title and interest in and to the following described real property located in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Lot 62, as shown on the Final Plat for the Townhomes at Windsor Green, Phase I, Section 2, of record in Instrument No. 20030417-0051548, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Dial Properties, LLC by Deed from USI Properties, Inc., a Delaware corporation of record in Book 10832, Page 144, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 112 Canton Court, Goodlettsville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to said Grantee, its successors and assigns forever. Grantor covenants that he was fully authorized to convey this real property at the Sheriff's Sale pursuant to the Orders of the Chancery Court entered by Chancellor Carol McCoy on December 28, 2015, March 14, 2016 and May 12, 2016 in the Chancery Case.

IN WITNESS WHEREOF, Grantor has this day executed this instrument by signing his name as the Deputy Sheriff of Davidson County this 18th day of May, 2016.

By: _____
Ricky Perry,
Deputy Sheriff of Davidson County

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, David M. Smythe, a Notary Public in and for the said county and State, the within named bargainor, **Ricky Perry**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged himself to be a **Deputy Sheriff of Davidson County, Tennessee** and that he was fully authorized to execute this Sheriff's Deed by signing the Sheriff's Deed as the Deputy Sheriff of Davidson County, Tennessee pursuant to the Orders directing the sale of this real property entered on December 28, 2015 and on March 14, 2016 and pursuant to the Sale Contract for the property which was approved by the Chancellor Carol McCoy by Order entered on May 12, 2016, all in Davidson County Chancery Court Docket No. 08-2043-II.

Witness my hand and official seal at office this 18th day of May, 2016.

DAVID M SMYTHE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission Expires:
9-11-2017