SUCCESSOR TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20160065011 DEEDTRS
Recvd: 07/28/16 12:37 3 pgs
Fees:18.00 Taxes:385.46
20160728-0077817

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $104,178.49

Robert S. Coleman, Jr.

Title: Managing Attorney
Employer: Marinosci Law Group, P.C.
Date:

Subscribed and sworn before me this the 22 day of July, 2016.

Notary Public

My commission expires:

WENDI DEANN FISER
NOTARY PUBLIC ARKANSAS
MY COMMISSION # 12697256
EXPIRES: April 20, 2026
Saline 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.: 026 07 0 057.00

WHEREAS, JENNIE W PINKELTON, by Deed of Trust (the "Deed of Trust") dated May 15, 2000, recorded on May 17, 2000, as Document # 200005170049772 and re-recorded on June 8, 2000 as Document # 200006080057331, in the Register's office for Davidson County, Tennessee, conveyed to ARNOLD M. WEISS, ATTORNEY, 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 of record, recorded on May 3, 2016, as Document # 20160503-0043442, 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

15-13576

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 June 24, 2016; July 1, 2016; July 8, 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 July 15, 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 Four Thousand One Hundred Seventy-Eight and 49/100 ($104,178.49).

NOW THEREFORE, Robert S. Coleman, Jr. in his/her 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 GOODLETTSVILLE, Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 163 ON THE PLAN OF WINDSOR GREEN, PHASE 1, SECTION 3, OF RECORD IN PLAT BOOK 6250, PAGE 46, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JENNIE W. PINKELTON, A SINGLE WOMAN, BY WARRANTY DEED RECORDED ON MAY 17, 2000, AS DOCUMENT # 200005170049771, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: 105 WELSHWOOD COURT, GOODLETTSVILLE, TN 37072-0000

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 22nd day of July, 2016 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 22 day of July, 2016 at 9:30 a.m. CDT.

My commission expires: _____

W L Deann Fiser
Notary Public

