BILL GARRETT, Davidson County
Trans:T20160072761 DEEDWARR
Recvd: 08/19/16 15:20 3 pgs
Fees:18.00 Taxes:114.70
20160819-0087184

Prepared By and Returnable to:
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Michael Hill **404 Kemper Drive N** **Madison, Tennessee 37115**	**Michael Hill** **404 Kemper Drive N** **Madison, Tennessee 37115**	**043-10-0-A-028.00**

SHERIFF'S DEED

This instrument is made and entered into on this 19th day of August, 2016, by and between Daron Hall, Sheriff for Davidson County, Tennessee (the "Grantor"), and Michael Hill (the "Grantee"); and

WHEREAS, in the case of *Michael Hill, Plaintiff, vs. Michelle Cross Hill a/k/a Michelle Neal, Defendant*, Circuit Court of Davidson County, Tennessee, Docket No. 11D-1726, Michael Hill, Plaintiff, was awarded judgment against Michelle Hill a/k/a Michelle Neal a/k/a Michelle Gross a/k/a Michelle Cross, Defendant, in the amount of $46,376.39, which judgment was entered by the Circuit Court of Davidson County, Tennessee on July 8, 2014 (the "Judgment"); and

WHEREAS, by *Order Directing the Davidson County Sheriff's Department to Conduct an Execution Sale of Real Property Located in Davidson County, Tennessee* entered on June 7, 2016, and by levy issued on June 22, 2016, the Circuit Court of Davidson County, Tennessee issued execution and the Grantor accordingly levied upon the property described herein by timely service of the execution pursuant to Tenn. Code Ann. § 26-5-103 and pursuant to a *Notice of Sheriff's Sale* dated June 27, 2016; and

WHEREAS, Grantor scheduled a sale of the property described herein on July 22, 2016; and

WHEREAS, Grantor caused notice of the sale to be published in The Ledger, a newspaper of general circulation in Davidson County, that the property described herein would be sold at 11 o'clock a.m. on July 22, 2016, at the south front entrance of the Metro Historic Davidson County Courthouse, Public Square, Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on the dates of July 1, 2016, July 8, 2016, and July 15, 2016, in compliance with Tenn. Code Ann. § 26-5-101(a)(2), and proper notice of the Notice of Sale was made via US mail to all interested parties and sent a copy of such notice to the judgment debtor, Michelle Hill a/k/a Michelle Neal a/k/a Michelle Gross a/k/a Michelle Cross; and

WHEREAS, the undersigned at the time, place and date specified in said notice offered the real property for sale, and after opening the floor for competitive bids, sold the real property

to Grantee at the price of Thirty One Thousand and 00/100 Dollars ($31,000.00), this being the highest, last and best bid, and which bid and sale price has been affirmatively approved and confirmed by the *Order Confirming Sheriff's Sale of Real Property* entered on August 17, 2016, by the Circuit Court of Davidson County (the "Order"). A copy of this Order is attached as **Exhibit A** to this Deed; and

NOW, THEREFORE, in consideration of the sum of Thirty One Thousand and 00/100 Dollars ($31,000.00), the receipt of which is hereby acknowledged, Grantor has this day bargained and sold and, by the premises, does transfer and convey to Grantee, his heirs and representatives, all right, title and interest that Michelle Hill a/k/a Michelle Neal a/k/a Michelle Gross a/k/a Michelle Cross has in and to the property located in Davidson County, Tennessee, and described as follows:

Legal Description: The real property is described in the *Quitclaim Deed* dated October 25, 1988, of record at Book 7688, Page 611, Register's Office for Davidson County, Tennessee.

Street Address: The street address of the property is believed to be 555 N. Dupont Avenue, Unit B36, Madison, Tennessee (also known as 555 Dupont Avenue, Unit B36), but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Land located in Davidson County, Tennessee, being Unit B-36 (102), Madison Park Condos, 555 Dupont Avenue, Madison, Tennessee as of record in Plat Book 5200, pp. 179-182, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to George S. Neal by deed from Jean Arnold, General Partner of Madison Park Associated, Ltd., a limited partnership, of record in Book 6017, page 890, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michelle Neal, by *Quitclaim Deed* dated October 25, 1988, of record at Book 7688, Page 611, Register's Office for Davidson County, Tennessee.

Map/Parcel Number: Map/Parcel 043-10-0-A-028.00

In the event of any discrepancy between the addresses provided herein, the Legal Description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties, and Grantor makes no warranty or representation regarding the accuracy of the Legal Description.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Buyer, his heirs, successors, and assigns forever, free from redemption rights and equity of redemption of the judgment debtor, so that no right of redemption or repurchase shall exist in the judgment debtor, but that the title of the purchaser shall be absolute, as provided by Tenn. Code Ann. § 66-8-101(2) and as provided in the Order.

Said sale is subject to all easements, restrictions, and encumbrances that may take priority over the execution and levy upon which this sale was conducted.

WITNESS my hand this 19 day of August 2016.

Karen A. Fentress counsel for
Davidson County Sheriff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, David Anthony, a Notary Public of this county, Karen A. Fentress counsel Sheriff for Davidson County, Tennessee and not Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 19th day of August 2016.

NOTARY PUBLIC

DAVID ANTHONY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

My Commission Expires: 7/6/20

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $31,000.00.

AFFIANT

Subscribed and sworn before me on this ___ day of _____ 2016.

NOTARY PUBLIC

My Commission Expires: 7/6/20

DAVID ANTHONY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020