SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $144,204.70

Robert S. Coleman, Jr.

Title: Managing Attorney
Employer: Marinosci Law Group, P.C.
Date: 08/25/16

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

Notary Public

My commission expires: _____

LACIE LUCAS
NOTARY PUBLIC
STATE OF ARKANSAS
MY COMMISSION # 12697267
EXPIRES: April 20, 2026
Saline County

BILL GARRETT, Davidson County
Trans: T20160074676 DEEDTRS
Recvd: 08/26/16 10:59 3 pgs
Fees: 18.00 Taxes: 533.56
20160826-0089503

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.: 087050A02800CO

WHEREAS, JOHN GREGORY CHAMBLESS and NIKKI DANIELLE CHAMBLESS, by Deed of Trust (the "Deed of Trust") dated April 21, 2008, of record recorded April 23, 2008, as Instrument No. 20080423-0041454, 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 Mortgage Electronic Registration Systems, Inc. solely as nominee for CWB Mortgage Ventures, LLC dba Commerce Union Mortgage;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record recorded October 20, 2015, as Instrument No. 20151020-0106476 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 TN Ledger - Nashville Edition on July 29, 2016; August 5, 2016; and August 12, 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 August 19, 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 Forty-Four Thousand Two Hundred Four and 70/100 ($144,204.70).

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 HERMITAGE, Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28, FARMINGHAM WOODS, PHASE I (ERRONEOUSLY REFERRED TO AS FARMINGTON WOODS, PHASE I IN VESTING DEED) OF RECORD IN PLAT BOOK 7900, PAGE 228, REGISTER`S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

This is improved property known as: 5931 COLCHESTER DR, HERMITAGE, TN 37076-0000

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 25th day of August, 2016 at 10:09 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 25th day of August, 2016 at 10:01 A.m. CDT.

My commission expires: _____

Notary Public

