SUCCESSOR TRUSTEE'S DEED

STATE OF ~~ARKANSAS~~ TN)
COUNTY OF ~~PULASKI~~ Davidson

BILL GARRETT, Davidson County
Trans:T20160082441 DEEDTRS
Recvd: 09/20/16 13:09 3 pgs
Fees:18.00 Taxes:497.65
20160920-0098936

The actual consideration or value, whichever is greater, for this transfer is $134,500.00

~~Equity Trust Company Custodian FBO Michael Luning IRA Z132696~~ Tish C. Baldwin
Title:
Employer:
Date:

Subscribed and sworn before me this the 15th day of September, 2016

Notary Public

My commission expires: 12-17-18

ANNE-MARIE ENGLISH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument was prepared by:

Robert S. Coleman, Jr.
Marinosci Law Group, P.C.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Equity Trust Company Custodian FBO Michael Luning IRA Z132696 1 Equity Way Westlake, OH 44145 (888) 382-4787	Equity Trust Company Custodian FBO Michael Luning IRA Z132696 1 Equity Way Westlake, OH 44145 (888) 382-4787	Parcel No.: 053 06 0A 197.00

WHEREAS, FRED L. TERRY, JR. and LISA J. TERRY, by Deed of Trust (the "Deed of Trust") dated November 18, 1993, of record in Book 9159, Page 55, in the Register's office for Davidson County, Tennessee, conveyed to Richard Northcutt, 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 Amerisource Mortgage Corporation;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20150302-0017825 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 6/10/16; 6/17/16; and 6/24/16; 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 4, 2016, and Equity Trust Company Custodian FBO Michael Luning IRA Z132696 (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred Thirty-Four Thousand Five Hundred and 00/100 ($134,500.00).

NOW THEREFORE, Richard Northcutt 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 OLD HICKORY, Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 197, on the plan of Phase 2, Waterford Subdivision, of record in Plat Book 7900, Pages 412 and 413, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Grantors by Deed of even date being recorded simultaneously herewith.

This is improved property known as: 1781 MERRITT ST, OLD HICKORY, TN 37138

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. Richard Northcutt, 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 12th day of Aug, 2016 at 1:30 p.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 12 day of August, 2016 at 1:30 p.m. CDT.

My commission expires:



Notary Public