THIS INSTRUMENT PREPARED BY:
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1900 Church Street, Suite 301
Nashville, TN 37203

Davidson County DEEDTRS
Recvd: 11/01/16 08:42 4 pgs
Fees:23.00 Taxes:39.26
20161101-0115160

SUCCESSOR TRUSTEE ' S DEED

WHEREAS, Default having been made by Doris C. Watkins in the terms, conditions and payments secured by the Lien for same created by the Master Deed for The Quail Creek Homeowners' Association ("Master Deed") of record in Book 6328, Page 44, et seq., Register's Office for Davidson County, Tennessee, and further secured by the Notice and Claim of Lien of record in Instrument No. 20140911-0083169, said Register's Office; and,

WHEREAS, by Appointment of Successor Trustee of record in Instrument No. 20160926-0101442 in said Register's Office, The Quail Creek Homeowners' Association ("Quail Creek" or "Association") has appointed Scott D. Weiss, Successor Trustee, to succeed to all of the rights, title and powers conferred upon A. Harrison Johnson, Jr., as Trustee originally named within the Master Deed; and,

WHEREAS, default was made in the terms and conditions of the Master Deed by the failure and/or refusal to pay mandatory assessments secured by the Lien created by such Master Deed, Quail Creek requested the undersigned to advertise and sell said property under the terms and provisions of said Master Deed; and,

WHEREAS, pursuant to said request by The Quail Creek Homeowners' Association, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Master Deed by advertisement which appeared in The Tennessean newspaper on the 7th, 14th and 21st day of October, 2016, the sale was advertised to be held on the 26th day of October, 2016, 11:00 A.M. Central Standard Time, at the front door of the South side of the Davidson County Courthouse located at 1 Public Square, Nashville, Tennessee 37201; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale to the highest and best bidder for cash, free from the statutory right or equity of redemption, homestead and dower, spouse's elective share and other rights or exemptions of every kind, all of which were expressly waived in said Master Deed, at which time the said property was struck off and sold to The Quail Creek Homeowners' Association, whose address is c/o Dana Tiblier Management Services, Inc., Post Office Box 50845, Nashville, Tennessee 37205, at and for the sum of Ten Thousand Six Hundred Eleven and 54/100 ($10,611.54) Dollars, that being the highest and best bid offered.

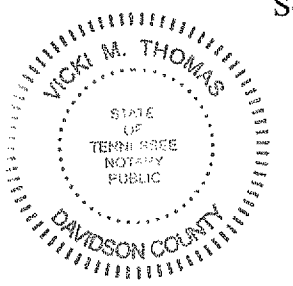
NOW THEREFORE, in consideration of the premises and the payment by The Quail Creek Homeowners' Association, of the sum of money bid, said sum being credited to the indebtedness secured by the Notice of Lien, receipt of which is hereby acknowledged, the undersigned, Scott D. Weiss, Successor Trustee, does hereby grant, bargain, sell and convey to the said The Quail Creek Homeowners' Association, its successors and assigns, in fee simple forever, the property above mentioned and being further described as property situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit Number C-11 on the Plan of Quail Creek Condominiums, as shown as Exhibit "C" to the Master Deed of record in Book 6328, Page 44 Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Doris C. Watkins, Unmarried, by deed from Douglas M. Grisham, or record in Instrument No. 20011120-0127703, Register's Office for Davidson County, Tennessee, the said deed having been re-recorded by deed of record in Instrument No. 20011229-0144472, said Register's Office.

Being improved property known as: 420 Walton Lane, C-11, Madison, Tennessee 37115.

I, Scott D. Weiss, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Scott D. Weiss



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for this County and State, Scott D. Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 1/9/18

Notary Public

This conveyance is subject to any and all unpaid taxes that may be a lien against the property; the Master Deed for The Quail Creek Homeowners' Association of record in Book 6328, Page 44, et seq., Register's Office for Davidson County, Tennessee; Deed of Trust to Tennessee Housing Development Agency by assignment from 1st Trust Bank for Savings by Assignment of record in Instrument No. 20011120-0127705, said Register's Office; Subordinate Deed of Trust to 1st Trust Bank for Savings or record in Instrument No. 20040204-0013888, said Register's Office; Open-End Deed of Trust to Tennessee Housing Development Agency of record in Instrument No. 20120411-0031108, said Register's Office; and, Notice of Federal Tax Lien to the United States Department of Revenue-Internal Revenue Service, of record in Instrument No. 20150327-0026390, said Register's Office; and subject to any and all other liens, interests and encumbrances which take priority over the Notice of Lien upon which the foreclosure sale is had.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto The Quail Creek Homeowners' Association, its successors and assigns, in fee simple forever, to whom the said Scott D. Weiss, Successor Trustee warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Scott D. Weiss, Successor Trustee, has hereunto set its hand and seal this 26th day of October, 2016.

Scott D. Weiss, Successor Trustee

VICKI M. THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott D. Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Successor Trustee, the within named bargainor, and that he as such Successor Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2016.

My commission expires: 11/9/18

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,611.54.

VICKI M. THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this the 26th day of October, 2016.

My Commission Expires: 11/9/18

Notary Public

ADDRESS NEW OWNER AS FOLLOWS:

The Quail Creek Homeowners' Association
c/o Dana Tiblier Management Services, Inc.
P.O. Box 50845
Nashville, Tennessee 37205

SEND TAX BILLS TO:

"NEW OWNER"

Map: 5115-0-A
Parcel: 11.00.CO

I, Scott D. Weiss, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Scott D. Weiss

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Scott D. Weiss, a Notary Public for this County and State, Scott D. Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 1/9/18

Notary Public