GSRM Box 44

BILL GARRETT, Davidson County
Trans:T20170013569 DEEDTRS
Recvd: 02/14/17 14:35 4 pgs
Fees:23.00 Taxes:1095.20
20170214-0015413

THIS INSTRUMENT PREPARED BY: **Catherine H. Gwyn** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $296,000.00. Affiant Subscribed and sworn to before me, this 14th day of February, 2017. Notary Public My Commission Expires: 10-14-2019

JONA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address new owners as follows:
Kirkland E. Larson
215 Happy Hollow Road
Goodlettsville, TN 37072

Send Tax Bills to:
Same

Map-Parcel Numbers
086-00-0-035.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, ALVIN FRANCOIS and MIGNON FRANCOIS executed a Deed of Trust dated October 3, 2012, to Frank Alvstad, Trustee, (the "Deed of Trust") to secure indebtedness described therein payable to KIRKLAND E. LARSON AND REBECCA N. LARSON of record in Instrument No. 20121008-0091665, Register's Office for Davidson County, Tennessee, as modified by Modification Agreement of record in Instrument No. 20161011-0107649, said

Register's Office (the Deed of Trust and Modification collectively referred to as the "Deed of Trust"); and

WHEREAS, Catherine H. Gwyn was appointed Successor Trustee by the owner and holder of said indebtedness by Appointment of Successor Trustee of record in Instrument No. 20161122-0123139, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness; and

WHEREAS, the owner and holder demanded that the property be advertised and sold in satisfaction of said indebtedness, and the costs of foreclosure in accordance with the terms and provisions of said 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 ***The Tennessean/Davidson AM*** on November 25, 2016, December 2, 2016 and December 9, 2016; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front outside door of the Davidson County Courthouse, Public Square, Nashville, Tennessee, at 10:00 o'clock A.M. on Tuesday, February 14, 2017, and **KIRKLAND E. LARSON** (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of $296,000.00, which sum was set off against the secured indebtedness.

NOW, THEREFORE, Catherine H. Gwyn, in her capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, hereby transfers and conveys to the Grantee, his heirs and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by James L. Murphy, Jr. and Company, May 25, 1961, as follows:
>
> BEGINNING at a point in the westerly margin of Old Hickory Blvd., said point

being 629.41 feet north of the intersection of said westerly margin of Old Hickory Blvd. and northwesterly margin of Tennessee Central Railroad; thence north 78 degrees 38' west 583.83 feet to a point in Stoners Creek; thence with said creek north 2 degrees 41' east 110.57 feet; thence south 86 degrees 25' east 593 feet to the westerly margin of Old Hickory Blvd.; thence with the same and around a slight curve having a radius of 1,399.84 feet southerly 190.16 feet to the beginning, containing 2.037 acres more or less.

Being the same property conveyed to Alvin Francois and Mignon Francois, husband and wife by deed from Kirkland E. Larson and Rebecca N. Larson, husband and wife as of record in Instrument No. 20121008-0091664, Register's Office for Davidson County, Tennessee. The said Mignon Francois having conveyed her interest in the property to Alvin Francois by quitclaim deed of record in Instrument No. 20161011-0107648, said Register's Office.

The street address for this property is 4124 Andrew Jackson Parkway, Hermitage, Tennessee 37076.

This conveyance is subject to:

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 086-00-0-035.00.

2. Easement to Consolidated Utility District of record in Book 5649, page 464, Register's Office for Davidson County.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7346, page 967, said Register's Office.

4. Easement for the flow of the water of Stoner Creek and the rights of the public therein.

5. Rights of upper and lower riparian owners to the flow of the water of Stoner Creek, free from diminution or pollution.

6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Stoner Creek.

7. Any other matters encumbering the subject property which have a priority over the Deed of Trust.

TO HAVE AND TO HOLD the aforesaid real property free from the equity of redemption, the statutory right of redemption, exemptions of homestead, rights by virtue of

marriage, and all other rights and 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 her capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Catherine H. Gwyn, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, and his successors and assigns, against the lawful claims of all persons claiming by, through or under her, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this the 14th day of February, 2017.

Catherine H. Gwyn, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CATHERINE H. GWYN, SUCCESSOR TRUSTEE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of February, 2017.

Notary Public

My Commission Expires: 10-14-2019

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY