BILL GARRETT, Davidson County
Trans:T20170013890 DEEDTRSMD
Recvd: 02/15/17 14:08 2 pgs
Fees:13.00 Taxes:55.50
20170215-0015757

THIS INSTRUMENT PREPARED BY:
Scott D. Weiss, Esq.
Weiss & Weiss, Attorneys at Law
1900 Church Street, Suite 301
Nashville, TN 37203

SUCCESSOR TRUSTEE ' S DEED

WHEREAS, by the Master Deed for The Quail Creek Homeowners' Association (hereinafter referred to as the "Master Deed") of record in Book 6328, Page 44, et seq. in the Register's Office of Davidson County, Tennessee, A. Harrison Johnson, Jr, Trustee was named as Trustee, to sell the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations within a certain Notice of Lien of record in Instrument No. 20100210-0010508, said Register's Office; and

WHEREAS, by Appointment of Successor Trustee of record in Instrument No. 20161215-0131695, said Register's Office, The Quail Creek Homeowners' Association, the lawful owner and holder of said indebtedness, appointed Scott D. Weiss, to succeed to all the rights, title and powers conferred upon the said A. Harrison Johnson, Jr., Trustee; and,

WHEREAS, default was made in the terms and conditions of said Notice of Lien and the lawful owner and holder requested the undersigned to advertise and sell said property under the terms and provisions of said Master Deed; and,

WHEREAS, pursuant of said request by The Quail Creek Homeowners' Association, Inc., owner of the debt secured by said Notice of Lien, 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 on the 27th day of January, 2017 and on the 3rd and 10th day of February, 2017, the sale was appointed to be held on the 15th day of February, 2017, 11:00 a.m. local time, at the front door of the South side of the Davidson County Courthouse, located at 1 Public Square, Nashville, Davidson County Tennessee 37201; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale to the highest call bidder and at public outcry for cash at which time the said property was struck off and sold to Billy E. Hollis, whose address is 413 Westchester Drive, Madison, Tennessee 37115, and for the sum of Fifteen Thousand and 00/100 ($15,000.00) Dollars, that being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and the payment by Billy E. Hollis, of the sum of money bid, receipt of which is hereby acknowledged, the undersigned, Scott D. Weiss, Successor Trustee, does hereby grant, bargain, sell and convey to the said Billy E. Hollis, his successors and assigns, in fee simple forever, the property above mentioned and being further described as property situated in Davidson County, Tennessee, to-wit:

BEING Unit No. M-76 as shown on the Plan of Quail Creek, of record in Book 6328, pages 89-93 Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, ass as described in Book 6328, page 44, et seq., said Register's Office.

BEING the same property conveyed to Christopher Scott Gamble, by deed from Shauna Leigh Gamble, Robert Joseph Gamble, Jr., Christopher Scott Gamble and Robert Lee Gamble, or record in Instrument No. 20071210-0142270, Register's Office for Davidson County, Tennessee.

BEING improved property located at 420 Walton Lane, Unit M-76, Madison, TN 37115.

This conveyance is subject to any and all unpaid taxes that may be a lien against the property; and subject to any and all other liens, interests, encumbrances, subdivision restrictions and easements 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 Billy E. Hollis, his 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 15th day of February, 2017.

By: Scott D. Weiss
Its: Successor Trustee

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, Successor Trustee**, the bargainor, 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 and official seal at Nashville, Tennessee, this 15th day of February, 2017.

My Commission Expires: 1/9/18

VICKI M. THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Affiant

Subscribed and sworn to before me this the 15th day of February, 2017.

My Commission Expires: 1/9/18

VICKI M. THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

ADDRESS NEW OWNER AS FOLLOWS:

Billy E. Hollis
413 Westchester Drive
Madison, Tennessee 37115

SEND TAX BILLS TO:

"NEW OWNER"

Map: 051-15-0-A
Parcel: 076.00CO