BILL GARRETT, Davidson County
Trans:T20170020028 DEEDTRS
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20170308-0023054

Prepared by:
R. Houston Akin, Esq.
Law Office of Akin Maloney
2818 Bransford Avenue
Nashville, TN 37204

ADDRESS NEW OWNER
Mary Wester Foundation
6311 East Valley Road
Nashville, TN 37205

SEND TAX BILLS TO:
SAME

MAP-PARCEL NO.
147-14-0-009.00

TRUSTEE'S DEED

WHEREAS, Custom Concept, LLC, by Deed of Trust for the benefit of Justin Cutler, securing a note in the original principal sum of $250,000.00, dated August 16, 2016, and recorded on August 19, 2016, of record in Instrument No. 20160819-0086719, Register's Office for Davidson County, Tennessee, ("Deed of Trust"), conveyed to Andy Maloney, Trustee, the hereinafter described real property to secure the payment of a certain indebtedness, etc. ("Indebtedness") as described in said Deed of Trust; and

WHEREAS, Andy Maloney of Williamson County has been appointed Trustee by Justin Cutler, the owner and holder of the Indebtedness by instrument of record at Instrument No. 20160819-0086719, Register's Office for Davidson County, Tennessee, with authority to act under the powers given the Trustee under the Deed of Trust and be applicable law; and

WHEREAS, the Trustee, after due advertisement as required by law and as required be the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry on Friday, March 3, 2017, at 12:00 p.m. o'clock, prevailing time, at the entrance to the Davidson County Register of Deed's Office, Nashville, Tennessee when and where **Mary Wester Foundation** (hereinafter the Grantee) became the last and highest bidder for cash at a price of **Forty-three thousand six hundred thirty dollars and thirty-nine cents ($292,253.15).**

NOW, THEREFORE, in their capacity as Trustee, and not otherwise, and in consideration of the premises and payment of the sum state above, the receipt and sufficiency of which are acknowledged, **Andy Maloney, as Trustee** (and not otherwise) does hereby convey the Property to the Grantee and the Grantee's heirs, successors and assigns, certain property situated in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 110 on the plan of Section I, Candlestick Farms, of record in Book 3300, page 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Custom Concept, LLC, a Tennessee limited liability company, by deed from Paul S. Burns and wife Christine M. Burns, on February 27, 2015, of record in Instrument No. 20150310-0020255, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same.

Andy Maloney, as Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under him, but no further to or to any greater extent. The Property is sold AS IS, WHERE IS AND WITH ALL FAULTS, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MECHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR USE OR PURPOSE. The Trustee will make no covenant of seisen, marketability of title or warranty of title, express or implied.

THIS conveyance is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments (plus penalties. interest and costs) which exists as a lien against the said Property; any restrictive covenants, easements or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any and all prior deeds of trusts, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale. This sale is also subject to any matter that an inspection sad accurate survey of the property might disclose.

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 6TH day of MARCH, 2017.

Andy Maloney, ~~as~~ **Trustee** and not otherwise

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6TH day of MARCH 2017, before me, the undersigned, personally appeared Andy Maloney, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 1/8/19

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$292,253.15.**

AFFIANT

Sworn and subscribed before me this 6TH day of MARCH, 2017.

Notary Public My Commission Expires: 1/8/19

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON