BILL GARRETT, Davidson County
Trans:T20170022883 DEEDTRS
Recvd: 03/17/17 11:03 2 pgs
Fees:13.00 Taxes:314.50
20170317-0026214

This Instrument prepared by Daniel L. Wischhof, Attorney
P. O. Box 681416, Franklin, Tennessee 37068

SUCCESSOR TRUSTEE'S DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Cal-Tenn Financial, LLC	Same	135080A84700
3839 Dickerson Road		
Nashville, Tennessee 37216		

WHEREAS, by a Deed of Trust dated February 1, 2013 and of record as Instrument No. 20130423-0040313, Register's Office for Davidson County, Tennessee, Jermaine Bryant conveyed to Cal-Tenn Financial, LLC, the property described below to secure the payment of an indebtedness to Cal-Tenn Financial, LLC in the original principal amount of $56,763.14,
and

WHEREAS, by instrument recorded as Instrument No. 20170222-0017661, said Register's Office, Cal-Tenn Financial, LLC, by virtue of the authority set forth in the aforesaid Deed of Trust, appointed Daniel L. Wischhof Substitute Trustee, with all the title, power and duties conferred upon the Trustee by said Deed of Trust, and

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust;

I, the undersigned, Daniel L. Wischhof, Successor Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Successor Trustee by such Deed of Trust, advertised the time, place and conditions of sale on February 24, 2017, March 3, 2017, and March 10, 2017 in the Nashville Tennessean, , a newspaper published in Davidson County Tennessee; and pursuant to said notice, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the debtors' right of equity of redemption and homestead, on March 13, 2017 at 11:00 a.m. at the front door of the Davidson County Courthouse, Public Square, Nashville, Tennessee. Cal-Tenn Financial, LLC was the highest and best bidder, in the amount of $ 85,000.00.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, I, the undersigned Daniel L. Wischhof, Successor Trustee, hereby sell, grant and convey to Cal-Tenn Financial, LLC all right, title and interest in and to the property described herein which I, as said Trustee hold and can or should convey. I will warrant and defend to said Buyer title to said property against any claims by anyone claiming by, through, or under me, but not further or otherwise, said property being conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments.

The property conveyed herein is particularly described as follows:

All of Unit No. 847 on the Plan of Nashboro Village Nineteen Condominiums, a Horizontal Property Regime, as shown by plat appearing of record in Plat Book 5200, Page 80, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Jermaine Bryant by Special Warranty Deed from Secretary of Veterans Affairs, of record as Instrument 20090706-0062243, said Register's Office.

This is improved property known as 847 Longhunter Court, Nashville, Tennessee 37217.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 13th day of March, 2017.

DANIEL L. WISCHHOF
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned of said county, Daniel L. Wischhof, Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for he purposes therein contained.

Witness my hand, at office, this 13th day of March, 2017.

NOTARY PUBLIC

My commission expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 85,000.00.

AFFIANT

Subscribed and sworn to before me this the 13th day of March, 2017.

NOTARY PUBLIC

My commission expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019