BILL GARRETT, Davidson County
Trans:T20170023063 DEEDTRS
Recvd: 03/17/17 15:00 3 pgs
Fees:18.00 Taxes:222.37
20170317-0026466

SUCCESSOR TRUSTEE'S DEED

STATE OF TENNESSEE)
COUNTY OF SHELBY)

The actual consideration or value, whichever is greater, for this transfer is $60,100.00

Shareeah R. Woods

Shareeah R. Woods
Date: 3-17-17

Subscribed and sworn before me this the 17th day of March, 2017.

Antonio J Brooks
Notary Public

My commission expires: My Commission Expires August 4, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 60,100.00
Shareeah R. Woods, Affiant
Subscribed and sworn before me this the
17 Day of March, 2017.
Rebecca Hill, Deputy Register

This instrument was prepared by:

Renee Kammer

50 Peabody Place, Suite 255
Memphis, Tennessee 38103

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Shareeah R. Woods 520 Huntington Ridge Drive Nashville, TN 37211 (615) 943-5216	Shareeah R. Woods 520 Huntington Ridge Drive Nashville, TN 37211 (615) 943-5216	Parcel No.: 136 15 0 089.00

WHEREAS, Chris Manning and wife, Michele L. Manning, by Deed of Trust (the "Deed of Trust") dated October 9, 1987, of record in Book 7380, at Page 159, as Document Number 74684, in the Register's office for Davidson County, Tennessee, conveyed to William H. Fantone, Jr., as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to The Lomas & Nettleton Company;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument Number 20160707-0069776 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the 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 Davidson A.M. on November 25, 2016; December 2, 2016; December 9, 2016; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m. On December 22, 2016, and Shareeah R. Woods (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Sixty Thousand One Hundred and 00/100 ($60,100.00).

NOW THEREFORE, Renee Kammer in his/her capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in Antioch, Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70-B, ZONE LOT DIVISION OF LOTS 69 THRU 72 ON THE PLAN OF CHELSEA OF PRIEST LAKE, SECTION 1-A, OF RECORD IN PLAT BOOK 6250, PAGE 88, AMENDING PLAT BOOK 5200, PAGE 696, SAID REGISTER'S OFFICE.

SAID LOT NO. 70-B FRONTS A TOTAL OF 43.57 FEET ON THE NORTHWESTERLY SIDE OF GONOLA DRIVE, WHICH IS BROKEN LINE, AND RUNS BACK 163.24 FEET ON THE NORTHEASTERLY LIME AND A TOTAL OF 164.88 FEET ON THE SOUTHWESTERLY LIME, WHICH IS A BROKEN LINE, TO A LINE IN THE REAR WHICH MEASURES 37.15 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MICHELE L. RAMPAGE, NOW MICHELE L. MANNING, OF RECORD IN BOOK 6465, PAGE 657, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

More commonly known as: 3579 GONDOLA DRIVE, ANTIOCH, TN 37013-0000

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other 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 his capacity as Successor Trustee, and not otherwise, has the power to convey same. Renee Kammer, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 28th day of December, 2016 at 2:24 p.m. CDT.

Renee Kammer
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Renee Kammer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Successor Trustee of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Memphis, Tennessee, this 28th day of December 2016 at 2:24 p.m. CDT.

My commission expires: 2/29/20

Notary Public

KAELIN L CANNON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY