SUCCESSOR TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20170028720 DEEDTRS
Recvd: 04/05/17 11:34 3 pgs
Fees:18.00 Taxes:481.37
20170405-0033345

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 130,100
_____, Affiant
Subscribed and sworn before me this the
5th Day of April, 2017.
L. Chandler, Deputy Register

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $130,100.00

_____
Eric Sox

_____
George Brandt

Date:

Subscribed and sworn before me this the ____ day of _____, _____.

_____
Notary Public

My commission expires: _____

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Eric Sox and George Brandt 7051 Hwy 70S #315 Nashville, TN 37221 651-479-4137	Eric Sox and George Brandt 7051 Hwy 70S #315 Nashville, TN 37221 651-479-4137	Parcel No.: 07201003200

WHEREAS, VIVIAN S. DAVIS-KIRKWOOD, by Deed of Trust (the "Deed of Trust") dated October 25, 2007, of record, recorded on November 1, 2007, as Document # 20071101-0128828, in the Register's office for Davidson County, Tennessee, conveyed to MICHAEL A FEARNLEY A RESIDENT OF SHELBY COUNTY, TENNESSEE, 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 United Wholesale Mortgage;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record, recorded on October 27, 2016, as Document # 20161027-0113554, 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 February 17, 2017; February 24, 2017; March 3, 2017; 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 Historic Davidson County Courthouse, One Public Square, in Nashville, Tennessee, at 10:00 a.m. on March 16, 2017, and Eric Sox and George Brandt (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred Thirty Thousand One Hundred and 00/100 ($130,100.00).

NOW THEREFORE, Robert S. Coleman, Jr. 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 NASHVILLE, Davidson County, Tennessee, more particularly described as follows:

Being Lot 102 on the Plan of Shepardwood, Section 2, of record in Plat Book 4460, Page 66, 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 James Kirkwood, and wife, Vivian S Davis-Kirkwood, by deed dated 7th day of July, 1989 of record at Book 7887, Page 532 in said Register's Office Tennessee.

The parties marriage continued uninterrupted until the death of James Kirkwood, on or about April 2, 2007 in Davidson County, Tennessee, leaving Vivian S Davis-Kirkwood as the surviving tenant by the entirety.

This is improved property known as: 2525 BETHWOOD DR, NASHVILLE, TN 37207

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. Robert S. Coleman, Jr. , 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 3rd day of April, 2017 at 3:51 p.m. CST.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., 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 Pulaski Co., Arkansas, this 3rd day of April, 2017 at 3:51 p.m. CST.

My commission expires:



Wendi Deann Fiser
Notary Public