# SUCCESSOR TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20170033686 DEEDTRS
Recvd: 04/21/17 10:25 3 pgs
Fees:18.00 Taxes:511.77
20170421-0039230

STATE OF TENNESSEE )
COUNTY OF SHELBY )

The actual consideration or value, whichever is greater, for this transfer is $138,315.00

Jimmy Deatrick

Date:

Subscribed and sworn before me this the 18th day of April, 2017.

Notary Public

My commission expires: 4/17/2020

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This instrument was prepared by:

Renee Kammer
50 Peabody, Suite 255
Memphis, Tennessee 38103

Address of New Owner
Jimmy Deatrick
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-8999

Send Tax Bills To:
Jimmy Deatrick
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-8999

Map-Parcel Nos.
Parcel No.: 097020A04000CO

WHEREAS, Jeb G. Kessler, by Deed of Trust (the "Deed of Trust") dated June 26, 2009, of record as Instrument Number 20090701-0061406, in the Register's office for Davidson County, Tennessee, conveyed to Robert M. Wilson, 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 Bank of America, N.A.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument Number 20161222-0134986 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 24, 2017; March 3, 2017; March 10, 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 Main Entrance of the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m. On March 17, 2017, and Jimmy Deatrick (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred Thirty-Eight Thousand Three Hundred Fifteen and 008/100 ($138,315.00).

NOW THEREFORE, Renee Kammer in 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 Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 ON THE FINAL PLAT OF VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION ONE, OF RECORD IN INSTRUMENT NUMBER 20080723-0075577 AND A SURVEYOR` S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NUMBER 20081105-0110185, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN AND CERTIFICATE REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEB G. KESSLER BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20090701-0061405, SAID REGISTER'S OFFICE.

This is improved property known as: 1230 RIVERBROOK DR, HERMITAGE, TN 37076-3564

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 3rd day of April, 2017 at 4:43 p.m. CDT.

Renee Kammer

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 she executed the within instrument for the purposes therein contained, and who further acknowledged that she 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 3RD day of April, 2017 at 4:43 p.m. CDT.

My commission expires: 2/29/20

Notary Public

KAELIN L CANNON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY