THIS INSTRUMENT PREPARED BY:
Scott D. Weiss, Esq.
Weiss & Weiss, Attorneys at Law
1900 Church Street, Suite 301
Nashville, TN 37203

Davidson County DEEDTRS
Recvd: 05/16/17 10:22 4 pgs
Fees:23.00 Taxes:53.54
20170516-0048390

SUCCESSOR TRUSTEE ' S DEED

WHEREAS, by the Master Deed Establishing Southern Hills Condominium (hereinafter referred to as the "Master Deed") of record in Book 6594, Page 502, et seq. in the Register's Office of Davidson County, Tennessee, Stephen C. Baker, Trustee was named as Trustee, to sell the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations within a certain Notice of Lien of record in Instrument No. 20170208-0013059, said Register's Office; and

WHEREAS, by Appointment of Successor Trustee of record in Instrument No. 20170403-0032222, said Register's Office, Southern Hills Condominium Association, Inc., the lawful owner and holder of said indebtedness, appointed Scott D. Weiss, to succeed to all the rights, title and powers conferred upon the said Stephen C. Baker, Trustee; and,

WHEREAS, default was made in the terms and conditions of said Notice of Lien and the lawful owner and holder requested the undersigned to advertise and sell said property under the terms and provisions of said Master Deed; and,

WHEREAS, pursuant of said request by Southern Hills Condominium Association, Inc., owner of the debt secured by said Notice of Lien, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Master Deed by advertisement which appeared in The Tennessean on the 14th, 21st and 28th day of April, 2017, the sale was appointed to be held on the 10th day of May, 2017, 11:00 a.m. local time, at the front door of the South side of the Davidson County Courthouse, located at 1 Public Square, Nashville, Davidson County Tennessee 37201; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale to the highest and best bidder for cash, free from the equity of redemption, homestead, dower and all exemptions of every kind, all of which were expressly waived in said Master Deed, at which time, there being no other bidders, the said property was struck off and sold to Southern Hills Condominium Association, Inc., whose address is 5543 Edmondson Pike, #67, Nashville, Tennessee 37211, at and for the sum of Fourteen Thousand Four Hundred Sixty-Nine and 21/100 ($14,469.21) Dollars, that being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and the payment by Southern Hills Condominium Association, Inc., of the sum of money bid, said sum being credited to the

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SCOTT D. WEISS

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public for this county and state, SCOTT D. WEISS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/09/2018

Notary Public

indebtedness secured by the Notice of Lien, receipt of which is hereby acknowledged, the undersigned, Scott D. Weiss, Successor Trustee, does hereby grant, bargain, sell and convey to the said Southern Hills Condominium Association, Inc., its successors and assigns, in fee simple forever, the property above mentioned and being further described as property situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. C-4, on the plan of Southern Hills Condominiums, according to Master Deed of record in Book 6594, page 502, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.
>
> Being the same property conveyed to George H. Hendricks, by deed from Holly Hills Apartments, LLC, of record in Instrument No. 20051208-0147636, said Register's Office.
>
> BEING improved property located at 370 Wallace Road, Unit C-4, Nashville, TN 37211.

This conveyance is subject to any and all unpaid taxes that may be a lien against the property; and subject to any and all other liens, interests, encumbrances, subdivision restrictions and easements which take priority over the Notice of Lien upon which the foreclosure sale is had.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Southern Hills Condominium Association, Inc., its successors and assigns, in fee simple forever, to whom the said Scott D. Weiss, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Scott D. Weiss, Successor Trustee, has hereunto set its hand and seal this 16th day of May, 2017.

By: Scott D. Weiss
Its: Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Scott D. Weiss, Successor Trustee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 2017.

My Commission Expires: 1/9/18

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $14,469.21

Affiant

Subscribed and sworn to before me this the 16th day of May, 2017.

My Commission Expires: 1/9/18

Notary Public

ADDRESS NEW OWNER AS FOLLOWS:

Southern Hills Condominium Association, Inc.
5543 Edmondson Pike, #67
Nashville, TN 37211

SEND TAX BILLS TO:

"NEW OWNER"

Map: 147-03-0-B
Parcel: 095.00CO