BILL GARRETT, Davidson County
Trans:T20170044708 DEEDQC
Recvd: 05/25/17 13:41 5 pgs
Fees:27.00 Taxes:0.00
20170525-0052288

This instrument prepared by:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220

Address New Owners:

REO Holdings, LLC
&
The Heirs of William C Frazer
102 Colt Ct
Nashville, TN 37221

Send Tax Bills to:
SAME

Map Parcel No:
12810013300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, McCullough Family Properties, LLC, does hereby quitclaim unto REO Holdings, LLC & The Heirs of William C. Frazer all its interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 130 on the Plan of Stacy Square, Section IV, of record in Book 4460, page 12 Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to McCullough Family Properties, LLC by Final Decree of the Chancery Court for Davidson County, Tennessee, of record instrument #20150121-0005843 in R.O.D.C, Tennessee.

All of the right, title, and interest was divested out of the McCullough Family Properties, LLC, and into REO Holdings, LLC and The Heirs of William C Frazer by Decree of Redemption filed in the Chancery Court for Davidson County, Tennessee January 4, 2016 which is attached for reference. This Decree for Redemption was never recorded, so this Quitclaim deed is being recorded so that the records of Register's Office for Davidson County, Tennessee reflect the same ownership those of the Chancery Court for Davidson County, Tennessee.

Property address: 102 Colt Ct, Nashville, TN 37221

WITNESS our hands this 23rd day of May 2017.

_____ _____

STATE OF TENNESSEE
WILLIAMSON COUNTY

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chan McCullough, managing partner in McCullough Family Properties, LLC, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purpose therein contained by signing the name of the McCullough Family Properties, LLC, by himself as partner.

Witness my hand and official seal at Brentwood, 'Tennessee, this 23rd day of May 2017.

Commission expires 2-28-21 Notary Public Stephanie Marshall

STEPHANIE MARSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $0.

AFFIANT

Subscribed and sworn to me this 23rd day of May 2017.

Commission expires 2-28-21 Notary Public Stephanie Marshall

STEPHANIE MARSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RECEIVED
DEC 22 2015
Dav. Co. Chancery Court

IN THE TENNESSEE CHANCERY COURT
FOR THE TWENTIETH JUDICIAL DISTRICT
AT NASHVILLE

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, in its own capacity and ex rel. THE STATE OF TENNESSEE,

Plaintiff,

v.

DELINQUENT TAXPAYERS AS SHOWN ON THE 2011 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

Defendants.

ESTATE & HEIRS OF WILLIAM FRAZER

Bill No: 155918

Map & Parcel No.: 12810013300

Case No. 13-299-II(III)

FILED
2016 JAN -4 PM 3:29
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
B.C. & M.

DECREE OF REDEMPTION

It appearing to the Court that **REO HOLDINGS LLC** has exercised the right of redemption in accordance with Tennessee Code Annotated Section 67-5-2701 and paid into the Court the amount required in order to redeem the property described as:

102 Colt Court, Nashville, Tennessee 37221
Map & Parcel No.: 12810013300

It is hereby ordered and decreed that:

1. All the right, title, and interest of the purchaser, **MCCULLOUGH FAMILY PROPERTIES LLC**, in said parcel of land be divested out of the same and vested into **REO HOLDINGS LLC** and **THE HEIRS OF WILLIAM C. FRAZER**;

Notice of Entry Requested

2. Upon request, the Clerk and Master will provide a certified copy of this decree for recording with the Register of Deeds; the costs of the certified decree will be paid by the requesting party;

3. Upon application, a writ of possession will issue to put the aforementioned, **REO HOLDINGS LLC** and **THE HEIRS OF WILLIAM C. FRAZER** in possession of said parcel of land at their own cost;

4. The purchaser, McCullough Family Properties LLC be refunded its purchase amount, interest as called by law, and all other lawful charges.

5. This is a final order.

IT IS SO ORDERED.

Ellen H. Lyle, Chancellor

Clerk's Certificate of Service

I certify that on the _____ day of _____, 2016, the foregoing order was sent via first-class U.S. Mail to the following:

Catherine J. Pham
Assistant Metropolitan Attorney
Metropolitan Courthouse, Suite 108
P.O. Box 196300
Nashville, TN 37219

Charles Walker
69 Thompson Lane
Nashville, TN 37211
615-463-3760
615-383-1154
Attorney for REO Holdings LLC

Eugene N. Bulso
Paul J. Krog
Leader, Bulso & Nolan, PLC
414 Union Street
Ste. 1740
Nashville, TN 37219
Attorneys for McCullough Family Properties LLC

Sallie Long Frazer
104 Laird Road
Nashville, TN 37205

Christina Mitchell
712 Adkisson Lane
Nashville, TN 37205

Jennifer Schneider
1411 Turnipseed Road
Ashland City, TN 37015

William Scott Frazer
1016 Heatherwood Rd.
Pleasant View, TN 37146

Michael Frazer
102 Colt Court
Nashville, TN 37221

_____
Deputy Clerk

Submitted for entry:

Eugene N. Bulso, Jr. (Sup. Ct. No. 12005)
Paul J. Krog (Sup. Ct. No. 29263)
LEADER, BULSO & NOLAN, PLC
414 Union Street, Suite 1740
Nashville, TN 37219
(615) 780-4110
Attorneys for McCullough Family Properties LLC

CERTIFICATE OF SERVICE

I hereby certify that on the 22d day of December, 2015, the foregoing document was sent via first class mail, to:

Catherine J. Pham
Assistant Metropolitan Attorney
Metropolitan Courthouse, Suite 108
P.O. Box 196300
Nashville, TN 37219

Charles Walker
69 Thompson Lane
Nashville, TN 37211
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Attorney for REO Holdings, LLC

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