SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

BILL GARRETT, Davidson County
Trans:T20170054140 DEEDTRS
Recvd: 06/23/17 14:53 3 pgs
Fees:18.00 Taxes:965.70
20170623-0063656

The actual consideration or value, whichever is greater, for this transfer is $261,000.00

Mitch Kinder Development, LLC

Title:
Employer:
Date:

Subscribed and sworn before me this the 21 day of June, 2017.

KELLIE E HARTMAN
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Notary Public

My commission expires: 10/27/20

This instrument was prepared by:

Robert S. Coleman, Jr.
Marinosci Law Group, P.C.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Mitch Kinder Development, LLC 5521 Hawks Landing Dr Arrington, TN 37014 (573) 450-3997	Mitch Kinder Development, LLC 5521 Hawks Landing Dr Arrington, TN 37014 (573) 450-3997	Parcel No.: 072 04 0 155.00

WHEREAS, WANDA N. HORTON, unmarried and EDNA M. HORTON, unmarried, by Deed of Trust (the "Deed of Trust") dated January 26, 1987, of record in Book 7128, Page 513, as Document No. 90804, in the Register's office for Davidson County, Tennessee, conveyed to Stephen R. Josleyn, 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 Cityfed Mortgage Company;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20170314-0024942 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 4/28/17; 5/5/17; and 5/12/17; 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 11:00 a.m. on May 25, 2017, and Mitch Kinder Development, LLC (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Two Hundred Sixty-One Thousand and 00/100 ($261,000.00).

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:

Land in Davidson County, Tennessee, being Lot No. 25, Block "A", Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the grantors herein by deed which is being placed of record with this instrument.

This is improved property known as: 3816 S INGLEWOOD CIR, NASHVILLE, TN 37216

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 6th day of June, 2017 at 5:50 p.m. CDT.

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 Little Rock, Arkansas, this 6 day of June, 2017 at 5:50 p.m. CDT.

My commission expires: _____

_____
Notary Public

