Tax Reference: **044-00-0-056.00**
This instrument prepared by:
WINCHESTER, SELLERS,
FOSTER & STEELE, P.C.
P.O. Box 2428
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Davidson County DEEDTRS
Recvd: 07/07/17 15:06 4 pgs
Fees:23.00 Taxes:3422.50
20170707-0068629

Responsible Taxpayer and Property Owner:

Name: Clayton Bank and Trust Address: 520 W. Summit Hill Dr., Ste. 801
City: Knoxville State: TN Zip: 37902

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $925,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 7th day of July, 2017.

Notary Public
My Commission Expires: 3/3/21

PAMELA M. HOPPER
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

SUCCESSOR TRUSTEE'S DEED

This instrument made this 7th day of July, 2017, by and between **ANTHONY R. STEELE**, Trustee, of Blount County, Tennessee, party of the first part, and **Clayton Bank and Trust**, party(ies) of the second part.

WITNESSETH:

THAT, WHEREAS, on December 23, 2010, HERMITAGE PROPERTIES, LLC, duly executed and acknowledged a Deed of Trust, as recorded at **Instrument #20101228-0102555** ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to Travis Edmondson, Trustee, the hereinafter described real estate, to secure payment of an indebtedness, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

SITUATED in Councilmanic District Eleven (11) of Davidson County, Tennessee, and a portion of that property conveyed to Old Hickory Credit Union by Book 8208, Page 528, in the Register's Office for Davidson County, Tennessee, and more accurately described according to a survey dated August 27, 2001 by Tommy E. Walker, Registered Land Surveyor No. 1465, as follows:

BEGINNING at an iron pin in the Northerly margin of Robinson Road, said pin being the most Southerly corner of the herein-described tract and a common corner to that property conveyed to Edward Gayle Robinson, et ux (Book 6973, page 990, RODC, TN); thence with said margin and a curve to the right (R = 1392.40 feet; I = 19 deg. 17 min. 13 sec., LC = 466.50 feet, CB = North 33 deg. 13 min. 10 sec. West) for a curve distance of 468.71 feet to an iron pin; thence North 25 deg. 00 min. 16 sec. West 79.34 feet to an iron pin; thence North 17 deg. 46 min. 44 sec. West 334.18 feet to an iron pin in the Southeasterly margin of Industrial Drive; thence with the same, North 13 deg. 15 min. 51 sec. East 312.23 feet to an iron pin; thence now leaving said margin, South 44 deg. 36 min. 55 sec. East 243.93 feet to an iron pin thence North 55 deg. 46 min. 45 sec. East 363.15 feet to an iron pin in the Southwesterly line of Old Hickory, TN/AHPC (Book 9954, Page 178, RODC, TN); thence with the same, South 44 deg. 36 min. 55 sec. East 503.23 feet to an iron pin in the Northwesterly line of Maude R. Hopkins, et al (Book 6727, Page 496, RODC, TN); thence South 19 deg. 51 min. 15 sec. West 455.98 feet to a railroad rail corner;

thence South 46 deg. 55 min. 29 sec. West 480.10 feet to the point of BEGINNING, containing 13.997 acres, more or less.

BEING the same property conveyed to Clayton Bank and Trust, by Rick Piliponis, Substitute Trustee, by Substitute Trustee's Deed, dated May 27, 2009, and recorded as Instrument No. 20090527-0048711, in the Register's Office for Davidson County, Tennessee.

Property Address: O Robinson Road, Old Hickory, Davidson County, Tennessee 37138.
Tax Map Identification No.: 044-00-0-056.00 (However, the property description shall control in the event of any inconsistencies between the description and address or tax identification number).

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, ANTHONY R. STEELE of Blount County, Tennessee, was appointed and designated Successor Trustee under the aforesaid Deed of Trust pursuant to the terms and conditions of said Deed of Trust by the Beneficiary, said Appointment being of record in **Instrument 20170522-0050605**, in the aforesaid Register's Office; and

WHEREAS, default has been made in the payment of the total amount due and payable as provided in the obligations secured by the Deed of Trust, which total amount was past due at the time the foreclosure of said Deed of Trust was begun, and the owner and/or holder of said obligations directed the party of the first part to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, party of the first part did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper published in Davidson County, Tennessee, to-wit, The Davidson AM, giving the time, place and terms of said sale; and

WHEREAS, on the 7th day of July, 2017, at the hour of 10:00 o'clock a.m. local time in front of the Register's Office at the Bridgestone Arena, 501 Broadway, Nashville, Davidson County, Tennessee, the described real estate was offered for sale at public auction FOR CASH to the last, highest and best bidder free from all equitable rights of redemption, statutory right of redemption, homestead, dower, marital share and all other exemptions and redemptive rights of every kind, the same having been waived by the terms of said Deed of Trust, and being cried for a reasonable time, was finally sold to the party(ies) of the second part, at a bid of $925,000.00 party(ies) of the second part being the highest and best bidder(s), which purchase price was paid to party of the first part and then applied by party of the first part as directed and provided in said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, party of the first part, as Successor Trustee, does hereby grant, bargain, sell, transfer, and convey unto the said party(ies) of the second part the real estate and personal property hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and all persons claiming through and under said makers.

Party of the first part as Successor Trustee, does hereby transfer, assign, and set over unto the party(ies) of the second part, his (their) heirs, executors, administrators, representatives, successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Successor Trustee, but no further or otherwise; provided, however, this conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, conditions, restrictions, and any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes.

The designation of the parties to this instrument in either the plural or singular shall be

applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, party of the first part has hereunto set his hand and seal the day and year first above written.

ANTHONY R. STEELE, Successor Trustee

STATE OF TENNESSEE)
: ss
COUNTY OF KNOX)

Personally appeared before me, Pamela M. Hopper a duly commissioned Notary Public in and for the County and State aforesaid, ANTHONY R. STEELE, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 7th day of July, 2017.

Pamela M. Hopper
Notary Public

My Commission Expires: 3/3/21

PAMELA M. HOPPER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

True Copy Certification

I, **Pamela M. Hopper**, do hereby make oath that I am 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.

Pamela M. Hopper
Signature

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me, ***Connie L. O'Barr,*** a notary public for this county and state, **Pamela M. Hopper**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand at office this the 7th day of July, 2017.

Connie L. O'Barr
Notary's Signature

My Commission Expires: December 4, 2018
Notary's Seal:

