SUCCESSOR TRUSTEE'S DEED

Bill Garrett Davidson County
Batch# 2199 DEEDTRS
09/19/2017 10:51:38 AM 3 pgs
Fees: $18.00 Taxes: $318.20
20170919-0095769

STATE OF TENNESSEE)
COUNTY OF SHELBY)

The actual consideration or value, whichever is greater, for this transfer is $86,000.00

Capital Journey, LLC

Date: 8-17-17

Subscribed and sworn before me this the 17 day of AUGUST, 2017.

Notary Public

My commission expires: June 17, 2018

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 6-17-2018

This instrument was prepared by:

Renee Kammer
Marinosci Law Grouip, P.C.
50 Peabody Place, Suite 255
Memphis, Tennessee 38103

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Capital Journey, LLC	Capital Journey, LLC	Parcel No.: 150090B51200CO
301 South Perimeter Park Dr.	301 South Perimeter Park Dr.	
Nashville, TN 37211	Nashville, TN 37211	
(615) 207-9884	(615) 207-9884	

WHEREAS, John B. Hamor III, unmarried, by Deed of Trust (the "Deed of Trust") dated March 8, 2010, of record on March 11, 2010 as Instrument Number 20100311-0018516, in the Register's office for Davidson County, Tennessee, conveyed to Robert M. Wilson, 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 Mortgage Electronic Registration Systems, Inc., solely as nominee for 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 on October 28, 2016 as Instrument Number 20161028-0114251 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 June 30, 2017; July 7, 2017; July 14, 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 July 21, 2017, and Capital Journey, LLC (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Eighty-Six Thousand and 00/100 ($86,000.00).

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 Unit No. 512 on the Plan of Second Revision, Forest Pointe Condominiums, of record in Book 7900, page 281 and as Exhibits to Master Deed in Book 7801, page 463 and Book 8050, page 853, and further amended in Instrument No. 200307120097022, Register`s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

This is improved property known as: 512 FOREST POINTE PL, ANTIOCH, TN 37013-5524

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 2nd day of August, 2017 at 2:35 p.m. CST.

Renee Kammer

Renee Kammer, Successor Trustee
Attorney, TN Bar No. 18670
Marinosci Law Group, P.C.
Date: August 2, 2017

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 2nd day of August, 2017 at 2:36 p.m. CST.

My commission expires: 2/29/20

Notary Public

KAELIN L CANNON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY