Bill Garrett Davidson County
Batch# 9411 DEEDTRS
10/06/2017 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $336.70
20171006-0102975

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $91,000.00

LRW Holdings LLC

Title:
Employer:
Date:

Subscribed and sworn before me this the 6th day of October, 2017.

Notary Public

My commission expires: 12.03.19

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON S THOMPSON

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
LRW Holdings LLC	LRW Holdings LLC	Parcel No.: 136 10 0B 077.00
122 Generals Retreat Place	122 Generals Retreat Place	
Franklin, TN 37064	Franklin, TN 37064	
(615) 545 2208	(615) 545 2208	

WHEREAS, GUY C BROOKS, by Deed of Trust (the "Deed of Trust") dated July 24, 2009, of record, recorded on August 5, 2009, as Instrument No. 20090805-0073291, in the Register's office for Davidson County, Tennessee, conveyed to WILSON AND ASSOCIATES , 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 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, recorded on June 30, 2016, as Instrument # 20160630-0066756, 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 February 3, 2017; February 10, 2017; February 17, 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 front door of the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m. on March 2, 2017, and LRW Holdings LLC (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Ninety-One Thousand and 00/100 ($91,000.00).

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:

All that certain condominium situated in City of NASHVILLE, County of DAVIDSON, State of TENNESSEE, being known and designated as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 24-A ON THE REVISION OF LOTS 21 -32, 39, AND 40 PLAN OF PRIEST LAKE FOREST, SECTION V, AS OF RECORD IN PLAT BOOK 6250, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

Being the same property as conveyed from VERONICA URIBE, UNMARRIED to GUY C. BROOKS, UNMARRIED as described in WARRANTY DEED, Dated 10/27/2000, Recorded 11/03/2000, in Official Records Document No. 20001103-0109178

This is improved property known as: 3543 SENECA FOREST DR, NASHVILLE, TN 37217-0000

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 21st day of September, 2017 at 4:00 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 21st day of September, 2017 at 4:00 p.m. CST.

My commission expires: 4/20/26

Notary Public

WENDI DEANN FISER
MY COMMISSION # 12697256
EXPIRES: April 20, 2026
Saline County

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

