SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Bill Garrett Davidson County
Batch# 19227 DEEDTRS
10/30/2017 10:15:13 AM 3 pgs
Fees: $18.00 Taxes: $160.04
20171030-0110793

The actual consideration or value, whichever is greater, for this transfer is $43,254.84

Robert S. Coleman, Jr.
Title: Managing Attorney
Employer: Marinosci Law Group, P.C.

Date: Oct. 24, 2017

Subscribed and sworn before me this the 24 day of Oct., 2017.

Notary Public

My commission expires:

KATE CRAVENS
MY COMMISSION # 12398655
EXPIRES: May 14, 2024
Pulaski County

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.
Wells Fargo Bank, N.A.., as Trustee for Lake Country Mortgage Loan Trust 2006-HE1, as Servicer with delegated authority for the trustee C/o Ditech Financial LLC 3000 Bayport Drive, Suite 880 Tampa, FL 33607 877-816-9125	Wells Fargo Bank, N.A.., as Trustee for Lake Country Mortgage Loan Trust 2006-HE1, as Servicer with delegated authority for the trustee C/o Ditech Financial LLC 3000 Bayport Drive, Suite 880 Tampa, FL 33607 877-816-9125	Parcel No.: 08115001100

WHEREAS, SALITHEL CARRETHERS, by Deed of Trust (the "Deed of Trust") dated September 24, 1998, of record, recorded September 29, 1998, as book 11130, at page 984, in the Register's office for Davidson County, Tennessee, conveyed to C. THOMAS CATES OF SHELBY COUNTY, TENNESSEE, 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 Green Tree Financial Servicing Corporation;

17-08268 JW

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as 20170824-0087014 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 September 29, 2017; October 6, 2017; October 13, 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 October 20, 2017, and Wells Fargo Bank, N.A.., as Trustee for Lake Country Mortgage Loan Trust 2006-HE1, as Servicer with delegated authority for the trustee (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Forty-Three Thousand Two Hundred Fifty-Four and 84/100 ($43,254.84).

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. 133 on the Map of S. A. Champion`s Subdivision, as of record in Book 161, page 132, Register`s Office of said County.

Said Lot No. 133 fronts 50 feet on the easterly side of 23rd Avenue North and runs back between parallel lines with the south margin of Harding Street 150 feet to an alley.

Being the same property conveyed to Salithel Carrethers, unmarried, by deed recorded September 29, 1998, in Book 11130, at page 981, in the Register`s Office of Davidson County, Tennessee.

This is improved property known as: 1528 23RD AVE NORTH, NASHVILLE, TN 37208

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 24th day of October, 2017 at 2:15 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 24 day of Oct., 2017 at 2:15 p.m. CDT.

My commission expires:

KATE CRAVENS
MY COMMISSION # 12398655
EXPIRES: May 14, 2024
Pulaski County

Notary Public

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