SUCCESSOR TRUSTEE'S DEED

Bill Garrett Davidson County
Batch# 40967 DEEDTRS
12/22/2017 03:37:31 PM 3 pgs
Fees: $18.00 Taxes: $407.37
20171222-0130802

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 110,100.00
Affiant
Subscribed and sworn before me this the
22nd Day of Dec, 2017.
, Deputy Register

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $110,100.00

GEORGE BRANDT

Title: _____
Employer: _____
Date: _____

Subscribed and sworn before me this the ____ day of _____, _____.

Notary Public

My commission expires: _____

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.
GEORGE BRANDT 5133 HARDING PIKE SUITE B10 #185 NASHVILLE, TN 37205 (615) 336-9670	GEORGE BRANDT 5133 HARDING PIKE SUITE B10 #185 NASHVILLE, TN 37205 (615) 336-9670	Parcel No.: 181 01 0B 002.00

WHEREAS, PETER A MINEO, by Deed of Trust (the "Deed of Trust") dated July 12, 2006, of record as Instrument No. 20060717-0085744, in the Register's office for Davidson County, Tennessee, conveyed to ROBERT M. WILSON, Jr, 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. acting solely as nominee for Countrywide Bank, N.A.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20170929-0099738 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 11/3/17; 11/10/17; and 11/17/17; 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 November 29, 2017, and GEORGE BRANDT (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred Ten Thousand One Hundred and 00/100 ($110,100.00).

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(s) 2, as shown on the map entitled Sugar Valley, a Planned United Development, Section One Addition, "Cluster Lot Subdivision", of record as Instrument No. 20030708-0093537, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed and accurate legal description.

Being the same property conveyed to PETER A. MINEO AND JENNIFER MINEO, HUSBAND AND WIFE, by deed from YAZDIAN CONSTRUCTION, INC., of record as Instrument No. 20050509-0051674, dated April 29, 2005, said Register's Office.

This is improved property known as: 7344 CAMPTON RD, NASHVILLE, TN 37211-8588

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 19th day of Dec 2017 at 5:30 p.m. CST.

Robert S. Coleman, Jr.
Successor Trustee

17-13369

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 19 day of Dec, 2017 at 5:30 p.m. CST.

My commission expires:

STATE OF ARKANSAS NOTARY PUBLIC
KATE CRAVENS
MY COMMISSION # 12398655
EXPIRES: May 14, 2024
Pulaski County

Notary Public

17-13369