SUCCESSOR TRUSTEE'S DEED

STATE OF)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $162,000.00

Bill Garrett Davidson County
Batch# 46176 DEEDWARR
01/09/2018 02:20:32 PM 3 pgs
Fees: $18.00 Taxes: $599.40
20180109-0002968

Paul Aponte II

By: _____

Date: 1/8/2018

Subscribed and sworn before me this the 8 day of JANUARY, 2018.

_____
Notary Public

My commission expires: 11/3/2020

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This instrument was prepared by:

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

Address of New Owner
Paul Aponte II
7041 Hwy 70 S., Ste 103
Nashville, TN 37221
(615) 500-4634

Send Tax Bills To:
Paul Aponte II
7041 Hwy 70 S., Ste 103
Nashville, TN 37221
(615) 500-4634

Map-Parcel Nos.
Parcel No.: 176050B02000CO

WHEREAS, SONYA WYKE, unmarried, by Deed of Trust (the "Deed of Trust") dated January 26, 1998, in Book 10775, Pages 864-876, in the Register's Office for Davidson County, Tennessee, conveyed to Cyril Evers, 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 VOLUNTEER TRUST COMPANY;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record on October 5, 2017 as Instrument Number 20171005-0102282 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 November 3, 2017; November 10, 2017; November 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 Entrance of the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m. on November 30, 2017, and Paul Aponte, II (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred Sixty-Two Thousand and 00/100 ($162,000.00).

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 Paul Aponte II, its successors, successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

BEING LOT NO. 115 ON THE PLAN OF HICKORY WOOD ESTATES, SECTION C, OF RECORD IN PLAT BOOK 6900, PAGES 885,886, AND 887, REGISTERS OFFICE FOR DAVIDSON COUNTY TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SONYA M. WYKE, UNMARRIED BY BUTLER CONSTRUCTION LLC, BY WARRANTY DEED EXECUTED 01/26/1998 AND RECORDED AS INSTRUMENT NUMBER 0395523 ON 01/30/1998 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.

More Commonly Known As: 209 WILDGROVE CT, ANTIOCH, TN 37013-0000

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. 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 11th day of December, 2017 at 4:12 p.m. CST.

Renee Kammer
RENEE KAMMER

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 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 Memphis, Tennessee, this 11th day of December, 2017 at 4:12 p.m. CST.

My commission expires: 2/29/20

Notary Public

KAELIN L CANNON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY