This instrument prepared by:
L. Gino Marchetti, Jr.
TAYLOR, PIGUE, MARCHETTI & BLAIR, PLLC
2908 Poston Avenue
Nashville, Tennessee 37203

TRUSTEE'S STAMP OR STICKER:

Karen Y Johnson Davidson County
Batch# 153824 DEEDTRS
10/24/2018 02:08:28 PM 3 pgs
Fees: $18.00 Taxes: $115.12
20181024-0105490

SUCCESSOR TRUSTEE'S DEED

L. Gino Marchetti, Jr.,)
Successor Trustee)
)
NEW OWNER and)
SEND TAX BILLS TO:) Map/Parcel 052 07 0 025.00
)
The Tennessee Credit Union)
ATTN: Michael D. Martin, President/CEO)
1400 8th Avenue South)
Nashville, TN 37203)

WHEREAS, Dorothy Louise Glass, an unmarried person (hereinafter "Debtor") executed a Revolving Credit Deed of Trust dated the 28th day of March, 2017, of record in Instrument No. 20170404-0033032 in the Register's Office for Davidson County, Tennessee, conveying to Michael D. Martin of Davidson County Tennessee, Trustee, the property hereinafter described to secure an indebtedness evidenced by a Promissory Note payable to the order of The Tennessee Credit Union, and hereinafter referred to as the "Deed of Trust;" and,

WHEREAS, L. Gino Marchetti, Jr. was appointed Successor Trustee by Michael D. Martin, Trustee, conveying all rights, powers and privileges of the original trustee as named in the Deed of Trust, said appointment of record in Instrument No. 20180803-0076475, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default having occurred in the performance of the terms of said Promissory Note and said Deed of Trust securing the same, The Tennessee Credit Union, in accordance with the provisions therein, declared the entire indebtedness due and payable and requested the Successor Trustee, the Grantor herein, advertise and sell the property; and,

WHEREAS, pursuant to T.C.A. § 35-5-177, a Notice of Right of Foreclosure was mailed to the last known mailing address of Debtor on July 24, 2018; and,

WHEREAS, acting pursuant to the demand made by The Tennessee Credit Union, owner and holder of the indebtedness, and acting pursuant to the power and authority vested in the Trustee under the Deed of Trust and the Appointment of Successor Trustee, L. Gino Marchetti, Jr., Successor Trustee, duly advertised and sold the property herein described at the Davidson County Courthouse, at 1 Public Square, Nashville, Davidson County, Tennessee, on October 19, 2018 at 10:00 a.m., local time, to the highest and best bidder for cash, at which sale the same was bid in and sold to The Tennessee Credit Union at and for the sum of Thirty-One Thousand, One Hundred Thirteen Dollars and Eighty-Two Cents ($31,113.82), the receipt of which is hereby acknowledged.

NOW, THEREFORE, L. Gino Marchetti, Jr., Successor Trustee, has this day bargained and sold and by these presents does hereby transfer and convey unto The Tennessee Credit Union, its successors and assigns, forever, the following tract or parcel of land situated and lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 of Block A on the unrecorded Map of Homes Acres Subdivision, being a Revision of the First Subdivision in the 11th District, by the Layman Foundation, and described as follows:

BEGINNING at a point in the westerly margin of Larkin Springs Road at the corner of Lots 31 and 32; thence with the line between said lots westerly 324 feet to a point; thence northerly 100 feet to the corner of lot 30; thence with the line between Lots 30 and 31, easterly 327.4 feet to the west margin of Larkin Springs Road; thence with the margin of the same southerly 100 feet to the point of beginning.

Being the same property conveyed to Dorothy Louise Glass a/k/a Dorothy Louise Corter Glass by deed from David Gill and wife, Carol Lea Gill, dated October 10, 1980, of record in Book 5677, page 624, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belongs, unto the said The Tennessee Credit Union, its successors and assigns, in fee simple, forever.

I further transfer, assign, and convey unto The Tennessee Credit Union, its successors and assigns, all the rights and benefits of the covenants and warranties set forth in the aforesaid Deed of Trust executed to me as Successor Trustee only, and not otherwise. It is the intention of the Successor Trustee to convey no greater title to the subject real property than received as Successor Trustee.

This conveyance is made subject to all matters shown on any applicable recorded Plat or Plan; any real property taxes which exist as a lien against said property, including without limitation city and county property taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior mortgages, liens or encumbrances that may exist against the property. This conveyance is also subject to any matter that an accurate survey of the premises might disclose and/or any tenant(s) rights in possession.

WITNESS MY SIGNATURE hereto this 23rd day of October, 2018.

L. Gino Marchetti, Jr., Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, L. Gino Marchetti, Jr., Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of October, 2018.

NOTARY PUBLIC

ASHLEY JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/5/2020

AFFIANT STATEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $31,113.82.

L. Gino Marchetti, Jr., Affiant

SWORN AND SUBSCRIBED to before me this 23rd day of October, 2018.

NOTARY PUBLIC

ASHLEY JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/5/2020