Karen Johnson Davidson County
Batch# 201108 DEEDTRS
03/01/2019 01:54:12 PM 3 pgs
Fees: $18.00 Taxes: $37.00
20190301-0018900

FROM: Stephen C. Baker, Successor Trustee
TO: Harry Jacobson

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Harry Jacobson 836 Glen Leven Drive Nashville, TN 37204	(same)	Map 158 Parcel 58

This instrument prepared by: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10,000.00.

Affiant

Subscribed and sworn to before me, this the 15 day of March, 2019.

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Notary Public
My Comm. Expires: 5-2-2022

QUITCLAIM SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust, dated December 23, 2013, of record as Instrument No. 20131223-0129558, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Home Equity Asset Partners, LLC, a Delaware limited liability company, conveyed to Michael R. Paslay of Davidson County, Tennessee, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a Reimbursement Agreement and Promissory Note of even date therewith, which agreement and note are fully described in the Deed of Trust, hereinafter referred to collectively as the "Note"; and

WHEREAS, Stephen C. Baker of Davidson County, Tennessee, has been appointed as Successor Trustee in the place and stead of Michael R. Paslay, said appointment being of record as Instrument No. 20190124-0006948, said Register's Office; and

WHEREAS, default occurred in the payment of the Note, and in accordance with the terms of the Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Successor Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Successor Trustee, did advertise the Property for sale as provided

in the Deed of Trust, and the Property was advertised to be sold at 12:00 noon, on Friday, March 1, 2019, at the front door of the Davidson County Courthouse, located at One Public Square, Nashville, Davidson County, Tennessee, to the highest bidder for cash, at public outcry, free from all legal and equitable rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in DAVIDSON WILSON Section of The Tennessean, a newspaper of general circulation in Davidson County, Tennessee, on February 8, 15 and 22, 2019; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Harry Jacobson was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Successor Trustee, pursuant to the bid of Jeanette Ramer as agent for Harry Jacobson, acknowledges receipt of the sum of Ten Thousand and No/100 Dollars ($10,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Harry Jacobson, his heirs and assigns, the following described real estate in Davidson County, Tennessee:

> That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Lot Number 1 on the Plan of J.B. Thomas Subdivision, Parcel 1, of record in Plat Book 6200, page 990, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Home Equity Asset Partners, LLC, by Quitclaim Deed of record as Instrument No. 20120910-0081608, said Register's Office

This is improved property known as 6261 Hillsboro Pike, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD the above described property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Stephen C. Baker, Successor Trustee, does hereby quitclaim, transfer, assign, and set over unto Grantee, all of his right, title and interest in such property as Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Successor Trustee, has executed this instrument the 1st day of March, 2019.

Stephen C. Baker, 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 Stephen C. Baker, Successor Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of March, 2019.

Linda J. Boggess
NOTARY PUBLIC

My Commission Expires: 5-7-2022

