ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Tyler Overstreet and Olivia Overstreet P.O. Box 966 Kingston, TN 37763-0966	NEW OWNERS	Map 93-01-0-A Parcel 262.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

SUCCESSOR TRUSTEE'S DEED

This indenture made the 28th day of February, 2019, by and between Robert J. Notestine III, Successor Trustee (party of the first part) and Tyler Overstreet and daughter, Olivia Street, party(ies) of the second part.

WITNESSETH:

WHEREAS, on the 27th day of November, 2018, LaToyia Rice and Robbie Mae Jackman by virtue of the Quitclaim Deed of record in Instrument Number 20181130-0116787, Register's Office for Davidson County, Tennessee obtained title tof the below described real property which was subject to the provisions of the Master Deed of record in Book 8607, page 417, which was duly registered in the Register's Deed for Davidson County, Tennessee and whereby was conveyed a parcel of property which is described in the Deed of Trust as follows:

> Being Unit No. 1017, as more particularly described in that certain Master Deed for Capitol Towers, of record in Book 8607, page 417, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to LaToyia Rice and Robbie Mae Jackman by Executor's Quitclaim Deed from the Estate of Rene Lee Hercules, dated November 27, 2018 and record on November 30, 2018 if record in Instrument Number 20181130-0116787, Register's Office for Davidson County, Tennessee
>
> This is improved property commonly known as 510 Gay Street, Unit 1017, Nashville, Tennessee 37219.

Karen Johnson Davidson County
Batch# 203630 DEEDTRS
03/08/2019 09:55:25 AM 4 pgs
Fees: $23.00 Taxes: $407.00
20190308-0021424

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $110,000.00
(
(
(Affiant
(
(Subscribed and sworn to before me
(this 28th day of February, 2019.
(
(Notary Public
(My Commission Expires: 11-08-2022
(

SHELBY HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AND WHEREAS, the said Master Deed was for the purpose of securing certain indebtedness owed by LaToyia Rice and Robbie Mae Jackman as owners of said unit to the Capital Towers Condominium Association, Inc., which payments are in default and which are owed to the Association.

AND WHEREAS the party of the first part hereto did advertise said property as provided for in said Master Deed in the weekly newspaper published in Davidson County, Tennessee, to-wit: The Nashville Ledger giving the time and place and terms of sale.

AND WHEREAS, Robert J. Notestine III was appointed as Successor Trustee by the Appointment of Successor Trustee of record in Instrument No. 20181102-0108915, Register's Office for Davidson County, Tennessee; and

AND WHEREAS, on the 28th day of February, 2019, at 10:00 o'clock a.m. at the south entrance of the Historic Davidson County Courthouse, Nashville, Davidson County, Tennessee, at the time and place fixed the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Master Deed and all amendments, assumptions and

modifications thereto and being primed for a reasonable time was finally struck off to the party(ies) of the second part hereto at the bid of One Hundred Ten Thousand Dollars ($110,000.00), the party of the second part being the highest and best bid which sum was in hand paid and identified as defined by said Deed of Trust.

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Successor Trustee, does hereby bargain, sell, transfer and convey unto said party(ies) of the second part, Tyler Overstreet and daughter, Olivia Overstreet, the parcel or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the maker of said Note and all persons claiming to and under them. The party of the first part affirms that, as Successor Trustee, he is lawfully seized of said property, has good right to convey it, will and does warrant unto said party(ies) of the second part, its heirs and assigns, the title of said property as against all persons claiming by, through, or under first party, but no further otherwise.

This sale is subject to the rights and interest of the Davidson County Trustee, First American National Bank/AmSouth Bank d/b/a Regions Bank, Easement of record in Instrument 20130517-00500549, Charter of Capitol Towers HOA of record in Book 8608, page 843, Master Deed of record in Book 8607, page 417 and amended in Book 11072, page 626, Covenants of record in Book 2735, page 473 and Book 2883, page 312, and all matters as disclosed on Plat of record in Book 9700, page 682, all in the Register's Office for Davidson County, Tennessee, and all other instruments of record at the time of this conveyance.

WITNESSETH the hand of the first party, the date and year first above written.

ROBERT J. NOTESTINE III
Successor Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, 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 28th day of February, 2019.

Notary Public

My Commission Expires: 11-26-2022

