This Form furnished by: **FRED C. DANCE, ESQ., Attorney at Law, 234 First Avenue South, Franklin, Tennessee 37064; (615) 794-3450**

FROM:

MIKE HINTON, SUCCESSOR TRUSTEE

Karen Johnson Davidson County
Batch# 249009 **DEEDTRS**
06/26/2019 11:10:19 AM 5 pgs
Fees: $28.00 Taxes: $388.00

20190626-0061905

TO:

NASHVILLE POST OFFICE CREDIT UNION

TRUSTEE'S DEED

New Owner & Address	Taxable Party	Parcel Identification No.
Nashville Post Office Credit Union, P. O. Box 291233 Nashville, Tennessee 37229-1233	**"Same as Owner"**	**043-05-0 196.00**

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$ 105,000.00**.

MIKE HINTON, SUCCESSOR TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-3-22
DATE

This Instrument Prepared By:

FRED C. DANCE
Attorney at Law
234 First Avenue South
Franklin, TN 37064

(615) 794-3450

KIMBERLY R. STRICKLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

This instrument is made and entered into as of the 25th day of June, 2019, by and between ***MIKE HINTON***, Successor Trustee (hereinafter: " Successor Trustee"), and the entity, ***NASHVILLE POST OFFICE CREDIT UNION***, a Tennessee domestic non-profit corporation.

WHEREAS, by a certain Adjustable Rate Note and Adjustable Rate Rider, dated January 23rd, 2006, executed by ***JAMES TAFT STRAIN***, an unmarried person, now Deceased and probated in the Seventh Circuit Court of Nashville, Davidson County, Tennessee, Probate Division, Docket No. 18P-1194, to the ***NASHVILLE POST OFFICE CREDIT UNION,*** and secured by a Deed of Trust, to ***SHARON RADER***, as Trustee, of record in Instrument No. 20060124 - 0008986, Register's Office for Davidson County, Tennessee;

WHEREAS, the lawful holder of the Adjustable Rate Note and Adjustable Rate Rider, the ***NASHVILLE POST OFFICE CREDIT UNION***, appointed ***MIKE HINTON***, to serve as Successor Trustee in accordance with the terms of said Deed of Trust in Instrument No. 20190513 - 0044693, Register's Office of Davidson County, Tennessee;

WHEREAS, the indebtedness secured by said Adjustable Rate Note, Adjustable Rate Rider and the Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Adjustable Rate Note, Adjustable Rate Rider and the Deed of Trust declared the Adjustable Rate Note, Adjustable Rate Rider and the Deed of Trust to be in default and notice of such default was properly given;

WHEREAS, the lawful holder of the Adjustable Rate Note and Adjustable Rate Rider secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Adjustable Rate Note, Adjustable Rate Rider and the Deed of Trust as provided therein, and the Trustee caused notice to be published in ***The Nashville Ledger*** that the property would be

sold at 11:00 a.m., on Wednesday, June 19th, 2019, at the main door of the Davidson County Courthouse, located at 1 Public Square, Nashville, Tennessee 37219, such advertisement appearing in said newspaper in ***The Ledger***, Davidson County Tennessee Edition, on Friday, May 17, 2019, Friday, May 24, 2019, and Friday, May 31, 2019, and sent a copy of such notice(s) to The Estate of James Taft Strain, Deceased, C/O: the Executor of the Estate, James Brian Strain; the Attorney for the Estate of James Taft Strain, Deceased, C/O: Donald K, Byrd, Esq.; Individually / Son, James Brian Strain; Individually / Daughter, Catherine Strain Bryson and all known creditors, creditors in probate, entities, governmental entities, parties of interest and following such notices, the default was not cured;

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvement, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property back to ***NASHVILLE POST OFFICE CREDIT UNION***, a Tennessee domestic non-profit corporation, at the price of $105,000.00 Dollars, this being the opening, highest, best, last and/or afterward bid.

NOW THEREFORE, I, MIKE HINTON, as the Successor Trustee as aforesaid, in consideration of the premises and the sum of $105,000.00 Dollars, credited by the ***NASHVILLE POST OFFICE CREDIT UNION*** against the Adjustable Rate Note, Adjustable Rate Rider and the Deed of Trust, these presents do transfer and convey unto the ***NASHVILLE POST OFFICE CREDIT UNION***, a Tennessee domestic non-profit corporation, its successors and assigns, all of my rights, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

Land in Davidson County, Tennessee being Lots Nos. 23, 24 and the westerly 25 feet of Lot No. 25, on the Plan of Overlook Estates, Block "B", as of record in Plat Book 834, page 105, Register's Office for Davidson County, Tennessee.

Said Lots 23, 24 and part of 25 front a total of 125 feet to the northerly margin of Wiley Street and extends back between parallel lines 135 feet to a line of the rear measuring 125 feet.

Being the same property conveyed to James T. Strain by Linda T. Strain by Quitclaim Deed, dated January 22, 1997, of record in Book 10329, Page 617, Register's Office for Davidson County, Tennessee.

This Trustee's Deed was prepared from information provided by the parties herein, and the preparation of this Trustee's Deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

This conveyance is subject to: (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and/or violations and (7) All indebtedness on the real property as of Record in the Register's Office for Davidson County, Tennessee.

This is improved property known as:

301 Wiley Street, Madison, Davidson County, Tennessee 37115

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemptions rights, as provided in, but only to the extent provided in, said Adjustable Rate Note, Adjustable Rate Rider and the Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Adjustable Rate Note, Adjustable Rate Rider and the Deed of Trust under which said foreclosure was held or which affects the land therein conveyed.

WITNESS the signature of the Successor Trustee on this the 25th day of June, 2019.

MIKE HINTON, Successor Trustee

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Kimberly R. Strickland, a Notary Public in and for said County and State, the within named **MIKE HINTON, 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 of therein contained.

WITNESS my hand at Nashville, Tennessee, on this the 25th day of June, 2019.

Kimberly R. Strickland
NOTARY PUBLIC

My Commission Expires: 1-3-22.
DATE

KIMBERLY R. STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 3, 2022