SUCCESSOR TRUSTEE'S DEED

Karen Johnson Davidson County
Batch# 260997 DEEDTRS
07/23/2019 01:28:30 PM 4 pgs
Fees: $23.00 Taxes: $739.54
20190723-0072259

STATE OF TENNESSEE)
COUNTY OF SHELBY)

The actual consideration or value, whichever is greater, for this transfer is $199,875.00

Renee Kammer

Renee Kammer
For Marinosci Law Group, P.C.
As Successor Trustee
Title: Managing Attorney
Employer: Marinosci Law Group, P.C.
Date: 7-23-19

KAELIN L CANNON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

Subscribed and sworn before me this the 23rd day of July, 2019.

Notary Public

My commission expires: 2/29/20

This instrument was prepared by:
Renee Kammer
Marinosci Law Group, P.C.
50 Peabody Place, Suite 255
Memphis, Tennessee 38103

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
BANK OF AMERICA, N.A. c/o Bank of America, N.A. 7105 Corporate Drive Plano, TX 75024-4100 (800) 669-6607	BANK OF AMERICA, N.A. c/o Bank of America, N.A. 7105 Corporate Drive Plano, TX 75024-4100 (800) 669-6607	Parcel No.: 150 01 0 077.00

WHEREAS, David H Hilderbrand, a married man, who is married to Carol Hilderbrand, by Deed of Trust (the "Deed of Trust") dated November 28, 2001, recorded on December 13, 2001, as Instrument Number 20011213-0137807, in the Register's office for Davidson County, Tennessee, and re-recorded in the Register's office for Davidson County, Tennessee, as Instrument Number 20021211-0152807 conveyed to Transcontinental Title, 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 Community Mortgage Services, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record on February 19, 2019 as Instrument Number 20190219-0014738 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 April 19, 2019; April 26, 2019; May 03, 2019; 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 door of the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m. on July 11, 2019, and BANK OF AMERICA, N.A. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred Ninety-Nine Thousand Eight Hundred Seventy-Five Dollars and 00/100 ($199,875.00).

NOW THEREFORE, Marinosci Law Group, P.C. in its 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 the Grantee, its successors and assigns, certain real property located in NASHVILLE, Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 258 ON THE PLAN OF EDGE-O-LAKE SUBDIVISION, SECTION 3, AS OF RECORD IN BOOK 3600, PAGE 82, REGISTER`S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VICTOR HAZELWOOD BY DEED FROM DAVID H. HILDERBRAND, RECORDED 08/21/2000 IN DEED BOOK 20000821 PAGE 0082286.

BEING THE SAME PROPERTY CONVEYED TO DAVID H. HILDERBRAND, UNMARRIED, FROM SCOTT H. MCGUIRE, AND WIFE, SHEILA B. MCGUIRE BY WARRANTY DEED RECORDED 05/04/2000 AS INSTRUMENT NUMBER 200005040045001.

This is improved property known as: 209 WHORLEY DRIVE, NASHVILLE, TN 37217

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. Marinosci Law Group, P.C., 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 23rd day of July, 2019 at 9:19 a.m. CDT.

Renee Kammer

Renee Kammer, Successor Trustee
Marinosci Law Group, P.C.
Date: 7-23-2019

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 she 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 23rd day of July, 2019 at 9:19 A.m. CDT.

My commission expires: 2/29/20

Notary Public

KAELIN L CANNON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

True Copy Certification

I, Renee Kammer, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Renee Kammer
Signature

7/23/2019
Date

State of Tennessee

County of Shelby

Personally appeared before me, Kaelin Cannon, a notary public for this county and state, Renee Kammer, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kaelin Cannon
Notary's Signature

7/23/19
Date

My Commission Expires: 2/29/20

KAELIN L CANNON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY