Karen Johnson Davidson County
Batch# 299976 DEEDTRS
10/11/2019 02:31:47 PM 3 pgs
Fees: $18.00 Taxes: $278.88
20191011-0104571

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,373.89.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of October, 2019.

Notary Public

My Commission Expires: 4/10/23

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUSTEE'S DEED

THIS INSTRUMENT WAS PREPARED BY
Gore & Reynolds, PLLC
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Larry Cox
5516 Mapplesong Drive
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL:
172 03 0A 029.00

WHEREAS, Stephen E. Chaisson by Deed of Trust (the "Deed of Trust") dated April 25, 2014 as shown of record in Instrument No. 20140428-0035340, Register's Office for Davidson County, Tennessee conveyed to Blake Harris Reynolds, Trustee, the hereinafter described property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Larry Cox; and

WHEREAS, default was made in the terms and conditions of the Note and Deed of Trust; and

WHEREAS, the owner and holder of the Note demanded the Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the 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 Nashville Scene on September 12, 2019, September 19, 2019, and September 26, 2019; and

WHEREAS, the Trustee as required by the terms of the Deed of Trust, offered said property for sale to the highest and best bidder for cash, at public outcry, at approximately 11:00 A.M. on October 9, 2019 and **Larry Cox,** (herein "**Grantee**") being the highest and best bidder thereof, became the purchaser of said property for the sum of **Seventy Five Thousand Three Hundred Seventy Three and 89/100 ($75,373.89);** and

NOW THEREFORE, Blake Harris Reynolds., in his capacity as Trustee and not otherwise, for and in consideration of the 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 Davidson County, Tennessee more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee being described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of The Woodlands, Phase I, Section I of record in Plat Book 6900, Page(s) 498 and 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Parcel Number 172 03 0A 029.00

Being the same property conveyed to Mark LePera by Quitclaim Deed from Broadway Investment Group Co. of record in Instrument No. 20190325-0026689, Register's Office for Davidson County, Tennessee dated and recorded on March 25th, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all unpaid ad valorem taxes payable to The City of Nashville and Davidson County, Tennessee that may be a lien against the property for the year 2019 which are a lien but not yet due and payable;
Deed of Trust of record in Instrument No. 20171206-0109783, Register's Office for Davidson County, Tennessee;
Notice and Claim of Lien in favor of The Woodlands Homeowners' Association, Inc. of record in Instrument Number 20190412-0033454, Register's Office for Davidson County, Tennessee;
Declaration of Covenants, Conditions and Restrictions, Charter and By-Laws for Woodlands in Book 7334, page 109, Book 7408, page 250, amended in Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, re-recorded in Book 8643, page 675; Dedication of Common Areas in Book 8472, page 310; Storm Water Detention Agreement in Book 7336, page 3; Subject to all matters appearing on the Plan of record in Plat Book 6900, pages 498 and 499, all in the Register's Office for Davidson County, Tennessee;
All other easements and restrictions of record.
This is improved property.

TO HAVE AND TO HOLD the said tract or parcel of land free from all legal, 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 Trustee and not otherwise, has the power to convey the same but subject to the matters set forth herein. Subject to such matters set forth herein, **Blake Harris Reynolds**, as Trustee, and not otherwise warrants the title to said property to the Grantee is successors and assigns, against the lawful claims of all persons claiming by or through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 11th day of October, 2019.

Blake Harris Reynolds, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Blake Harris Reynolds, with whom I am personally acquainted and who proved himself to be the Trustee for Larry Cox, and who, being authorized to do so, acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of October, 2019.

Notary Public

My Commission Expires: 4/10/23

