Karen Johnson Davidson County
Batch# 326465 DEEDTRS
12/06/2019 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20191206-0126386

NAME AND ADDRESS OF NEW OWNER:
Michael E. Gray, Sr. and wife,
Tracy F. Gray
7841 Old Charlotte Pike
Nashville, Tennessee 37209

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owners

Map & Parcel 11300015200

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the indebtedness described in and secured by that certain Deed of Trust executed by **Ronald A. Young** and **Anita K. Young**, to Jason K. West, Trustee, of record in **Instrument No. 20041206-0145309** and as modified at **Instrument No. 20081222-0121891**, both of record in the Register's Office of Davidson County, Tennessee, embracing real estate hereinafter described; and Pinnacle Bank (formerly Pinnacle National Bank (formerly PrimeTrust Bank)), the holder of said indebtedness having declared the entire unpaid balance immediately due and payable and the same having not been paid, and the undersigned, George H. White, having been appointed as Successor Trustee by an instrument duly filed in at Instrument No. 20180523-0049300, of said Register's Office; and

WHEREAS, the undersigned being directed so to do by the holder of said debt, advertised said property for sale for a period of twenty one (21) days beginning September 6, and continuing on September 13, and September 20, 2019, by publication duly and regularly made in the Davidson A.M. in Nashville, Davidson County, Tennessee, and proceeded at the time and place and upon the terms set forth in said advertisement, that is on October 3, 2019, at 1:00 P.M. outside the door of the Davidson County Register of Deeds located at the Bridgestone Arena, 501 Broadway, Nashville, Tennessee, to announce the sale was adjourned to December 5, 2019, at the same time and place set forth in said advertisement; and

WHEREAS, on December 5, 2019, at 1:00 P.M. outside the door of the Davidson County Register of Deeds located at the Bridgestone Arena, 501 Broadway, Nashville, Tennessee, the undersigned being directed so to do by the holder of said debt offered the hereinafter described property for sale to the highest and best bidder for cash, and free from all homestead exemption and equitable and statutory redemption whereupon Michael E. Gray, Sr., became the highest, best

and last bidder thereon at the bid and sum of Five Hundred Thirty Thousand and 00/100 Dollars ($530,000.00) and thereupon was declared to be the purchaser of said property at said amount.

NOW, THEREFORE, in consideration of the premises and the sum Five Hundred Thirty Thousand and 00/100 Dollars (**$530,000.00**), cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, George H. White, Successor Trustee, has bargained and sold and does hereby transfer and convey to **Michael E. Gray, Sr.** and wife, **Tracy F. Gray**, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, to-wit:

> A tract of land in the 18th Civil District of Davidson County, Tennessee, described according to a survey made by Harry Greer and Associates, Tennessee Registered Land Surveyor, No. 211, File 242, dated April 17, 1978, as follows: BEGINNING at a point in the south margin of Old Charlotte Pike, being the northwest corner of the Wakefield property, and proceeding as follows: leaving said road South 02 deg. 22' West 314.87 feet to a point, thence 73 deg. 02' East, 107.56 feet to a point thence North 72 deg. 53' East 250.52.feet to a point thence 72 deg. 56' East, 125.0 feel to a point: thence South 02 deg. 34' West 821.80 feet to a point: thence North 85 deg. 23' East, 1193.72 feet to a point; thence North 02 deg 49' East, 613.75 feet to a point in said margin of Old Charlotte Pike: thence with said road, North 72 deg. 24' East, 65.0 feet: thence North 66 deg 49' East, 171.36 feet to a point: thence North 69 deg. 12' East 257.62 feet: thence North 69 deg. 43' East, 305.40 feet to the beginning.
>
> Being the same property conveyed to Ronald A. Young and wife, Anita K. Young by warranty deed from Thomas Wayne Hess and wife, Patricia F. Hess, dated November 14, 2002 and filed for record November 20, 2002, in Instrument No. 20021120-0143792, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 18, 2014, Anita K. Young conveyed all of her interest in the subject property to Ronald A. Young, recorded May 2, 2014, in Instrument No. 20140502-0037221, in said Register's Office.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 7841 Old Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever, together with the benefit of all of the covenants and warranties as contained in the aforesaid Deed of Trust; but the undersigned conveys as Successor Trustee only and is not bound personally upon any of the covenants or warranties.

Said sale was made for the purpose of satisfying said indebtedness and was subject to any and all unpaid taxes.

IN WITNESS, WHEREOF, this instrument is executed this the 6th day of December, 2019.

George H. White

George H. White, Successor Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 6th day of December, 2019, before me personally appeared George H. White, Successor Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Successor Trustee's Deed) and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 6th day of December, 2019.

Mary M. Richardson

My Commission expires: 12/18/22 Notary Public

MARY M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$530,000.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

George H. White

Affiant

Sworn to and subscribed before me on this 6th day of December, 2019.

Mary M. Richardson

My Commission expires: 12/18/22 Notary Public

MARY M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

19069

201912060126386

True Copy Certification

I, George H. White, 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.

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/18/22

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY