Box 36

THIS INSTRUMENT PREPARED BY:

Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
P.O. Box 198985
Nashville, TN 37219-8985

| | |
|---|---|
| **Name and Address of New Owner:**<br><br>**West Meade Condominium Association, Inc.**<br>c/o HND Management<br>421 East Iris Drive, Suite 300<br>Nashville, TN 37204 | BILL GARRETT, Davidson County<br>Trans:T20120052928 DEEDTRS<br>Recvd: 07/18/12 14:00 3 pgs<br>Fees:18.00 Taxes:3.70<br><br>20120718-0063220 |
| **Send Tax Bills to:**<br><br>**New Owner** | |
| **Property Address:**<br><br>Unit No. H-7, 6680 Charlotte Pike<br>Nashville, TN 37209 | **Map and Parcel Numbers:**<br><br>102-7-A-102 CO |

## SUBSTITUTE TRUSTEE'S DEED

**THIS INSTRUMENT** made and entered into on this the 17th day of July, 2012, by and between **Douglas A. Brace, Substitute Trustee** (the **"Grantor"**), and **West Meade Condominium Association, Inc.** (the **"Grantee"**).

**WHEREAS,** by a certain Master Deed establishing West Meade Condominium dated August 1, 1982 and recorded on August 13, 1982, of record in Book 5923, page 704, as amended by First Amendment to Master Deed for West Meade Condominium of record in Book 6277, page 653, Second Amendment to Master Deed Establishing West Meade Condominium of record in Book 7333, page 415, and Third Amendment to Master Deed and By-Laws Establishing West Meade Condominium of record in Book 7333, page 418 (the **"Master Deed"**), all of record in the Register's Office for Davidson County, Tennessee (the **"Register's Office"**), Byron L. Maddox conveyed to Steven C. Baker, Trustee for the benefit of West Meade Condominium Association, Inc. (the **"Association"**), the below described property to secure the Secured Charges as described in paragraph 7(a) of the Master Deed; and

**WHEREAS,** a Notice of the Right to Foreclose was given in accordance with the provisions of T.C.A. §35-5-117; and

**WHEREAS,** pursuant to paragraph 7(e) of the Master Deed, the Association appointed the Grantor and others, as Substitute Trustees, in an instrument of record in Instrument No. 20120307-0020068, Register's Office; and

**WHEREAS,** default was made in the payment of the Secured Charges and the Association having directed the Substitute Trustee to sell the Property, defined below, as provided in the Master Deed, the Substitute Trustee did advertise the time, place and terms thereof in The Tennessean – Davidson Zone having general circulation in Davidson County, Tennessee and published in said County, once a week for three weeks prior to said sale, to wit: said advertisement in all respects complied with the requirements of power of sale contained in the Master Deed on the 17th day of July, 2012 at Twelve O'clock (12:00) P.M., the Substitute Trustee offered the Property for sale at the **south main door of the Davidson County Courthouse, One Public Square, Nashville, Tennessee**, and sold the Property to Grantee at a price of One Thousand and 00/100 Dollars ($1,000.00) (the **"Bid"**), this being the highest and best bid.

**NOW, THEREFORE**, the said Douglas A. Brace, Substitute Trustee, acting under and by virtue of the power of sale contained in the Master Deed, for and in consideration of the Bid, paid for the Property by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the Grantee, its successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit (the **"Property"**):

> Land in Davidson County, Tennessee, being Unit No. H-7 of West Meade Condominiums, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5923, page 704, amended in Book 6277, page 653, Book 7333, pages 415 and 418, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums, of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of said unit.
>
> Being the same property conveyed to Byron L. Maddox by deed of record in Instrument No. 20041129-0141337, said Register's Office.
>
> This street address of the property is believed to be Unit No. H-7, 6680 Charlotte Pike, Nashville, Tennessee 37209.

**TO HAVE AND TO HOLD** the Property, together with all improvements thereon, unto Grantee, its successors and assigns, the Property in fee simple forever, and in bar of all right or equity of redemption.

And the Grantor, does hereby transfer, assign, and setover unto Grantee, all of the covenants and warranties contained in the Master Deed, and does hereby warrant the title as fully as he is

authorized to do so as Trustee, but not further or otherwise. This conveyance is specifically made subject to real estate taxes and any superior encumbrances that may be of record.

**WITNESS** my hand on this 17th day of July, 2012.

Douglas A. Brace, Substitute Trustee

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**STATE OF TENNESSEE** ]
]
**COUNTY OF DAVIDSON** ]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Douglas A. Brace**, as said Substitute Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

**WITNESS** my hand and seal, this 17th day of July, 2012.

NOTARY PUBLIC

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
August 9, 2015
STATE OF TENNESSEE

My commission expires:

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**STATE OF TENNESSEE** ]
]
**COUNTY OF DAVIDSON** ]

The actual consideration or value whichever is greater, for this transfer is $1,,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2012.

NOTARY PUBLIC

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
August 9, 2015
STATE OF TENNESSEE

My commission expires:

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