Davidson County DEEDTRS
Recvd: 06/21/13 15:23 7 pgs
Fees:38.00 Taxes:555.00
20130621-0064096

THIS INSTRUMENT PREPARED BY:
MAXIMILIAN R. LOOSEN, ESQ.
102 WOODMONT BOULEVARD
THE WOODMONT CENTRE, SUITE 520
NASHVILLE, TN 37205
(615) 630-6601

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number
Avenue Bank 111 10th Avenue South Suite 400 Nashville, TN 37203-3819	Avenue Bank 111 10th Avenue South Suite 400 Nashville, TN 37203-3819	137-00-0-008.00

SUCCESSOR TRUSTEE'S QUITCLAIM DEED

WHEREAS, by Deed of Trust dated August 2, 2007, of record as Instrument No. 20070802-0091821 in the Register's Office for Davidson County, Tennessee, T.F. Homes, LLC ("Borrower"), conveyed to William Titus, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the secured debt appointed Maximilian R. Loosen as Successor Trustee ("Successor Trustee") by instrument recorded as Instrument No. 20130510-0047650 in said Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held at 11:00 a.m. on June 20, 2013, at the main door of the Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee; and

WHEREAS, on June 20, 2013, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder), at which sale, Avenue Bank ("Grantee") was the highest and best bidder and became the purchaser of said property at and for the sum of $150,000.00.

NOW, THEREFORE, in consideration of the premises, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to Grantee in fee simple, the property above

mentioned and now further described as being in the county of Davidson and state of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being all Lot No. 1 of the Plat of 1701 Bakers Grove Road of record in Plat Book 8250, page 406, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jack Williams Construction Company, Inc., by Quitclaim Deed from T.F. Homes, LLC of record in Instrument No. 20071231-0149480 in the Register's Office for Davidson County, Tennessee.

Except to the extent prohibited by law, the property is conveyed free from the Borrower's right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, any statutory rights to an elective share in the property and any rights acquired as a result of marriage, having been waived by the terms of said Deed of Trust.

Grantee hereunder accepts title to the property and all improvements thereon in an ***AS IS WHERE IS*** condition, and without representation or warranty from Successor Trustee as to any matter whatsoever. Said property is conveyed subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the lien of the said Deed of Trust. Pursuant to Tenn. Code Ann. § 35-5-104(b), copies of the notice provided to the state and of the written response of the state are attached hereto as **Exhibit A**.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 21 day of June, 2013.

Maximilian R. Loosen
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, F E GIST, a Notary Public in and for the said county and State, the within named bargainor, Maximilian R. Loosen, Successor Trustee, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 21ST day of June, 2013.

F. E. GIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

6/21/16
My Commission Expires

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value of the Property is $150,000.00.

Affiant (Print Name: Dan Neumann)

Subscribed and sworn to before me, this 21st day of June, 2013.

Sandra C Norton
Notary Public

7-8-13
My Commission Expires

SANDRA C. NORTON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires JULY 8, 2013

PURYEAR
LAW GROUP

www.puryearlawgroup.com

102 WOODMONT BOULEVARD
THE WOODMONT CENTRE, SUITE 520
NASHVILLE, TENNESSEE 37205

TELEPHONE: (615) 630-6601
FACSIMILE: (615) 630-6602

WRITER'S DIRECT DIAL:
(615) 630-6586

WRITER'S E-MAIL ADDRESS:
mlooscn@puryearlawgroup.com

May 14, 2013

VIA CERTIFIED MAIL (Return Receipt Requested)
and Regular U.S. Mail

Tennessee Department of Revenue
Commissioner of Revenue, Richard H. Roberts
Attn: Director, Tax Enforcement Division
500 Deaderick Street
Andrew Jackson Building
Nashville, TN 37242

RE: Notice of Sale: 1701 Bakers Grove Road, Hermitage
Davidson County, Tennessee

To the Director of the Tax Enforcement Division:

Pursuant to the provisions of Tenn. Code Ann. §§ 35-5-104 and 67-1-1433, I am hereby giving notice on behalf of my client, Avenue Bank ("Avenue"), of a scheduled foreclosure sale on property in which the Tennessee Department of Revenue may claim one or more liens. The physical address of the property is 1701 Bakers Grove Road, Hermitage, TN, 37076-3912 (the "Property"). For your reference, I am enclosing a copy of: (1) the Notice of State Tax Lien No. 703375809051 against T.F. Homes, LLC of which I am aware of as of the date of this letter; (2) the Successor Trustee's Notice of Sale ("Notice of Sale"); (3) the local assessment data; and (4) Avenue's Deed of Trust (which includes a legal description of the Property).

The approximate debt due and owing under the terms and provisions of the mortgage obligations to Avenue exceeds $123,230.94 including interest and prior attorney's fees. Additional expenses in connection with the Notice of Sale are expected to include, but are not limited to, late charges, attorney's fees, advertisement costs, title costs, recording fees, appraisal fees, tax advances, and insurance advances. Avenue intends to foreclose on the Property on **June 20, 2013, beginning at 11** at the main door of the Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee. The terms of the sale are contained in the enclosed Notice of Sale.

Please accept this letter as the twenty-five (25) day notice required by Tenn. Code Ann. § 67-1-1433, which must be given to the Commissioner of Revenue or his delegate. Please advise me immediately of any deficiency or inadequacy in this notice.

With best regards, I remain

Very truly yours,

Maximilian R. Loosen

Enclosures

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

May 17, 2013

Maximilian R. Loosen
Puryear Law Group
102 Woodmont Blvd
The Woodmont Centre, Suite 520
Nashville, TN 37205

Re: Foreclosure Sale of Property Owned by: **T.F. Homes, LLC**
Entity Number: **001 62-1828091/000**
Prop Addr: 1701 Bakers Grove Rd, Hermitage, Tennessee

This is in reference to your letter dated May 14, 2013 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **June 20, 2013** is **$105,592.24**. *(Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued)*

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (form enclosed), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Lori S. Fernandez, Account Technician I, Lien Desk 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

RECEIVED
MAY 29 2013

SP/bt
c: *file*

Certificate of Authenticity

I, Bobby Taylor, 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.

Bobby Taylor

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sandra C Norton, a notary public for this county and state, Bobby Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sandra C Norton

Notary's Signature

My Commission Expires: 7-8-13.

SANDRA C. NORTON
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES JULY 8, 2013