BILL GARRETT, Davidson County
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THIS INSTRUMENT PREPARED BY:
India Samuels
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

S&K:12-043827

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 22, 2010, recorded in Instrument No. 20110106-0001663, in the Register's Office of Davidson County, Tennessee, Susan A. Towery, unmarried conveyed to Joseph B. Pitt, Jr., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20121227-0119173, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and Notice of the Right to Foreclose has been timely given in compliance with Tennessee Code Annotated §35-5-117.

WHEREAS, the holder requested said Substitute Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice.

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on February 19, 2013 at 12:00 PM, at which time it was announced the sale adjournment to be held on April 16, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on May 7, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on June 4, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on July 9, 2013, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to WRI-Nashville Residential Fund II LLC, whose address is 522 Uptown Square, Murfreesboro, TN 37129, at and for the sum of $107,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, WRI-Nashville Residential Fund II LLC, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by WRI-Nashville Residential Fund II LLC the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said WRI-Nashville Residential Fund II LLC, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Cane Ridge, County of Davidson, State of Tennessee, to-wit:

ALL that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Cane Ridge, and being described as follows, to-wit:

Being all of Lot No. 98 (Ninety Eight) on the First Amendment Rivendell Woods, Phase I, Section I, according to plat and survey of record in Instrument Number 20070329-0037618, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

This legal description is identical with that in Deed of Trust recorded in, Instrument No. 20110106-0001663, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of recorded in Instrument No. 20110106-0001663, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20071025-0126417, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto WRI-Nashville Residential Fund II LLC, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set its hand and seal this 7 day of August, 2013.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 7 day of August, 2013, before me, a Notary Public, in and for said State and County, personally appeared Philip Powers, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Kirsch, LLP, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires: _____

Notary Public _____

CASSANDRA JONES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $107,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me on the date written above.

6-18-17
My commission expires: _____

Notary Public _____

JESSICA S. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

PROPERTY ADDRESS: 5580 Hickory Park Drive, Cane Ridge, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
WRI-Nashville Residential Fund II LLC
522 Uptown Square, Murfreesboro, TN 37129

S&K File #12-043827 / WNI
Map & Parcel -174 01 0A 015.00

RETURN TO:

522 Uptown Sq
Murfreesboro, TN
37129

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.