BILL GARRETT, Davidson County
Trans:T20130081789 DEEDTRS
Recvd: 09/20/13 12:41 2 pgs
Fees:13.00 Taxes:168.35
20130920-0099370

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

S&K:13-049769

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 11, 2009, recorded in Instrument No. 20090305-0019872, in the Register's Office of Davidson County, Tennessee, Ronald E. Petty and wife, Mary Petty conveyed to Gail C. Victory, 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 20130624-0064422, 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 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 August 20, 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 Robert Braswell, whose address is 168 Charleston Park, Nashville, TN 37205, at and for the sum of $45,500.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Robert Braswell, 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 Robert Braswell 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 Robert Braswell, his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

> Described as follows, to-wit: Land in Davidson County, Tennessee, being the East part of Lots No. 1 and 2 on the Map of Wildwood, as of record in Book 161, Page 153, Register's Office for said county. Said part of Lots front 100 feet on the west side of Joseph Street and extends back between parallel lines 75 feet to a dead line. This conveyance is subject to a right of way of record in Book 8180, Page 962, said Register's Office.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20090305-0019872, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20090305-0019872, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at 20050331-0034996, 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 Robert Braswell, his 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 11 day of September, 2013.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 11 day of September 2013, before me, a Notary Public, in and for said State and County, personally appeared Philip Brooks, 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

MARGO RICHARDSON 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 $45,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert Braswell

Affiant

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

OCTOBER 18, 2016

My commission expires: _____ Notary Public

BENJAMIN W WHEELER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: 111 Douglas Avenue, Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Robert Braswell
168 Charleston Park, Nashville, TN 37205

S&K File #13-049769 / WNI
Map & Parcel -071-15-0-105.00

RETURN TO:

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