BILL GARRETT, Davidson County
Trans:T20130085188 DEEDTRS
Recvd: 10/02/13 13:36 4 pgs
Fees:23.00 Taxes:413.24
20131002-0103492

THIS INSTRUMENT PREPARED BY: **MORGAN & AKINS** **2000 Richard Jones Road** **Suite 260** **Nashville, TN 37215** **(615) 829-5995**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $111,687.61 Mariano Luna Affiant Subscribed and sworn to before me, this 27th day of September, 2013. Hilaca Craddock Notary Public My Commission Expires: 3/8/2016

HILACA CRADDOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSTITUTE TRUSTEE'S DEED

Address New Owner: Mariano Luna 853 Richards Rd. Antioch, TN 37013	Send Tax Bills To: New Owner	Tax Information: PARCEL ID NO. 148-12-59

WHEREAS, Crovis and Keren Diaz, Husband and Wife, executed that certain Deed of Trust, dated August 21, 2009, and recorded September 3, 2009 in the Davidson County Register's Office as Instrument Number 20090903-0083083, conveying certain property therein described to Smith Sholar Associates, PLLC, of Sumner County, Tennessee as Trustee for Mariano Luna, to secure payment of a Secured Promissory Note with Due on Sale Clause of even date therewith in the principal amount of Ninety-Four Thousand Nine Hundred and 00/100 DOLLARS ($94,900.00), and payable to Mariano Luna; and

WHEREAS, an Order Granting Relief from the Automatic Stay and Abandonment to terminate the automatic stay and allow those certain Creditors to Repossess Collateral and Foreclose on Real Estate was entered on August 8, 2013 in the United States Bankruptcy Court for the Middle District of Tennessee Case Number 13-04193; and

WHEREAS, Appointment of Substitute Trustee was duly recorded for said Deed of Trust as duly recorded on August 20, 2013 in the Davidson County Register's Office as Instrument Number 20130820-0087442 naming Jonathan B. Harris, a resident of Davidson County, Tennessee, as Substitute Trustee; and

WHEREAS, default having been made in the payment of the indebtedness and obligations secured to be paid by said Deed of Trust, the holder of said indebtedness and obligations requested the undersigned to advertise and sell the property conveyed thereby according to the terms of the Deed of Trust; and

WHEREAS, in accordance with said request, the property was advertised for sale in *The Nashville Scene*, a weekly newspaper published in Davidson County, Tennessee, and such advertisements appearing on August 29, 2013; September 5, 2013; and September 12, 2013, and giving the time, terms, place of sale, and the description of the property; and

WHEREAS, at the time, being the 26th of September, 2013 at 10:00A.M., and place, being the Davidson County Register of Deed's Office located at 501 Broadway in Nashville Davidson County, Tennessee, the property was offered for sale at the public outcry to the highest bidder, at which sale said property was sold to Mariano Luna ("Grantee") at and for the sum of One Hundred Eleven Thousand Six

Hundred Eighty-Seven and 61/100 Dollars ($111,687.61), that representing the outstanding indebtedness and fees owed by the Maker of said Note to the Holder of said Note.

WHEREAS, the bid price has been applied in accordance with the provisions of said Deed of Trust.

NOW THEREFORE, the undersigned, Jonathan B. Harris, Attorney-at-Law, as Substitute Trustee (hereinafter may be referred to as "Grantor") hereby bargains, sells, and conveys unto Grantee the property above mentioned and fully described in Exhibit "A" attached hereto and made part hereof as if fully and particularly set out herein (may hereinafter be referred to as "Property").

TO HAVE AND TO HOLD said Property, together with the hereditaments and appurtenances of and to the same belonging or in any way appertaining to said Property, unto Grantee, together with all rights and benefits of the covenants and warranties to Grantor made in said Deed of Trust insofar as he can or ought as Trustee, but not further or otherwise.

Title to said Property is conveyed subject to all liens, easements, covenants, conditions, encumbrances, and restrictions which are prior to the lien of said Deed of Trust, including, but not limited to, any unpaid ad valorem taxes or other taxes

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2013.

Substitute Trustee
Jonathan B. Harris

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jonathan B. Harris, as Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of September, 2013.

Natalie Y. Parivar
Notary Public

My Commission Expires: August 23, 2016



My Commission Expires AUG. 23, 2016

Exhibit "A"

Land in Davidson County, Tennessee, being Lot 6, HAZELWOOD, SECTION TWO, as shown on plat of record in Plat Book 3106, Page 97, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Crovis Diaz and wife, Keren Diaz by Warranty Deed from Mariano Luna, an unmarried man, recorded on the 3rd day of September, 2009 in Instrument No. 20090903-0083082, in the Register's Office of Davidson County, Tennessee.