THIS INSTRUMENT PREPARED BY:
India Samuels
Shapiro & Kirsch, LLP
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(901)767-5566

S&K:13-053744

BILL GARRETT, Davidson County
Trans:T20130102698 DEEDTRS
Recvd: 12/06/13 14:52 2 pgs
Fees:13.00 Taxes:249.75
20131206-0124536

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 24, 1999, recorded in Book 11506, Page 890, in the Register's Office of Davidson County, Tennessee, Paul E. Bush and wife, Sheila W. Bush conveyed to M. Todd Jackson, 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 20131106-0115160, 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 November 26, 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 CB Investments, LLC, whose address is 4525 Harding Road, Suite 257, Nashville, TN 37205, at and for the sum of $67,500.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, CB Investments, 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 CB Investments, 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 CB Investments, LLC, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

> Being Lot No. 182 on the Plan of First Revision of the Final Plat of Meadow Woods, Phase I, of record in Plat Book 9700, Page 519, Register's Office for Davidson County, Tennessee, and as amended in Plat Book 9700, Page 570, said Register's Office, to which plan reference is here made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to the Grantors herein by deed of even date being recorded simultaneously herewith.

This legal description is identical with that in Deed of Trust recorded in Book 11506, Page 890, 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 Book 11506, Page 890, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Book 11506, Page 887, 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 CB Investments, 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 2nd day of December, 2013.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory
Michael A. Dennie

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 2nd day of December, 2013, before me, a Notary Public, in and for said State and County, personally appeared Michael A. Dennie, 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
FEBRUARY 22, 2015
My commission expires:

_____
Notary Public

PAMELA LOGSTON
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 $67,500.00, 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.

1/6/15
My commission expires:

_____
Notary Public

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: January 6, 2015

PROPERTY ADDRESS: 301 Black Oak Court, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CB Investments, LLC
4525 Harding Road, Suite 257, Nashville, TN 37205

S&K File #13-053744 / AEF
Map & Parcel -164 12 0 054.00

RETURN TO:

CB Investments, LLC

4525 Harding Rd, Suite 257

Nashville, TN 37205

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

13-053744 / STD
11/27/2013 1:13 PM