This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WSC 7134-109261-FC

BILL GARRETT, Davidson County
Trans:T20140019447 DEEDTRS
Recvd: 03/24/14 12:17 2 pgs
Fees:13.00 Taxes:522.07
20140324-0023893

Tennessee
Map # 171-02-0A-040.00CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 24, 1998, and recorded in Book 11231, Page 30 in the Register's Office of Davidson County, Tennessee, Debra L. Wilhoite, a single person, conveyed to Donald R. Baskin, Trustee(s), 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 holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Register's Instrument No: 201312020122665 in the Register's Office of said County; 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 by said beneficiary, the said property was by the undersigned, 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 5, 2013 at which time said sale was postponed and held on December 10, 2013, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of Davidson County, Tennessee; 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 sale Groundhogs Real Estate, LLC, whose address is 5516 Maplesong Drive , Nashville, TN 37211 being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED FORTY-ONE THOUSAND ONE HUNDRED AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of its bid.

NOW, THEREFORE, in consideration of the premises and the payment by Groundhogs Real Estate, LLC of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Groundhogs Real Estate, LLC, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 40 on the Condominium Site Plan of Brentwood Villa Condominiums, Phase 2, of record in Book 6900, page 4, amended in Book 6900, page 185, said Register's Office, to which plan reference is hereby made for a more complete legal description.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Debra L. Wilhoite, unmarried, his heirs and assigns, obtained title to the above referenced real estate by Deed of record in Book 8801, Page 852, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Groundhogs Real Estate, LLC, its successors and and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

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

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on December 10, 2013 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On December 10, 2013 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires:

My Commission Expires April 20, 2014

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
5920 Stonebrook Drive,
Brentwood, TN 37027

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Groundhogs Real Estate, LLC
5516 Maplesong Drive
Nashville TN 37211

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,100.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, December 10, 2013
NOTARY PUBLIC
MY COMMISSION EXPIRES