RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WSC 1701-111905-FC

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140022781 DEEDTRS
Recvd: 04/04/14 09:32 2 pgs
Fees:13.00 Taxes:384.06
20140404-0028097

Tennessee
Map # 133-11-0-131.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 31, 1998, and recorded in Book 10864, Page 19 in the Register's Office of Davidson County, Tennessee, Terry Watkins and wife, Lisa R. Watkins, conveyed to Arnold M. Weiss, Attorney, 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 201402210014884 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 March 27, 2014, at the Auction.com Room at the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201, 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 Chieu K Tran, a married man, whose address is 3900 Hillsboro Pike, Suite 4 , Nashville, TN 37215 being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED THREE THOUSAND EIGHT 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 his bid.

NOW, THEREFORE, in consideration of the premises and the payment by Chieu K Tran, a married man 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 Chieu K Tran, a married man, his heirs 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 lot no. 150 on the Plan of Valley View Meadows, Section II, of record in Book 3600, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

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

Terry Watkins and wife, Lisa R. Watkins, (his/hers/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Book 10864, Page 16, 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 Chieu K Tran, a married man, his heirs 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 March 27, 2014 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 27, 2014 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

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
3805 Legate Court,
Nashville, TN 37211-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Chieu K Tran
3900 Hillsboro Pike, Suite 4
Nashville TN 37215

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STATE OF TENNESSEE – COUNTY OF Davidson
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $103,800.00
AFFIANT April 3 '14
SUBSCRIBED AND SWORN TO BEFORE ME, March 27, 2014
NOTARY PUBLIC
MY COMMISSION EXPIRES

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017