BILL GARRETT, Davidson County
Trans:T20140026906 DEEDTRS
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Prepared By and Returnable to:
Bone McAllester Norton PLLC (DMA)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s):	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Shinhan Bank America 330 Fifth Avenue, 4th FL. New York, NY 10001	Shinhan Bank America 330 Fifth Avenue, 4th FL. New York, NY 10001	**081-02-0-183.00 and** **081-02-0-200.00**

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments provided for and made in a Deed of Trust dated March 19, 2008, executed by Sunrise Market, Inc. dba Sunrise Market, to Keith H. Solomon, Trustee, of record at Instrument No. 20080324-0028807, Register's Office for Davidson County, Tennessee; and

WHEREAS, Shinhan Bank America, the owner and holder of the Indebtedness secured by said Deed of Trust replaced said Trustee by naming David M. Anthony, C. Tucker Herndon and Gregory G. Vick, as Substitute Trustees by an instrument of record at Instrument No. 20140320-0023218, Register's Office for Davidson County, Tennessee, and authorized any one of the Substitute Trustee's to act alone or by a Designated Agent with the powers, given the Trustee in said Deed of Trust; and

WHEREAS, David M. Anthony, in his capacity as Substitute Trustee, and not Individually ("Substitute Trustee") caused to be published a Foreclosure Sale Notice in accordance with the provisions of said Deed of Trust, providing notice and advertising that said property would be sold on Thursday, April 17, 2014 at 1:00 o'clock p.m., prevailing time, at the Front Door of the Davidson County Courthouse, Public Square, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best, and last bidder for cash, pursuant to the terms and conditions of the Deed of Trust and the Foreclosure Sale Notice; and

WHEREAS, David M. Anthony, Substitute Trustee personally appeared (or appeared by Designated Agent) and offered said property for sale at public outcry and the highest, best, and last bid received was the sum of Six Hundred Five Thousand and No/100 Dollars ($605,000.00) by Shinhan Bank America (hereinafter referred to as the "Buyer") and said property was knocked off and sold to the Buyer.

NOW, THEREFORE, in consideration of the premises and sum of Six Hundred Five Thousand and No/100 Dollars ($605,000.00) cash in hand paid by the Buyer, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Buyer, its successors and assigns, the title and interest that Substitute Trustee has the right to sell and convey under the Deed of Trust in a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Map/Parcel Number: 081-02-0-183.00

Beginning at an Iron Pin Set (IPS) at the intersection of the westerly right of way of 26th Avenue North and the northerly right of way of Clarksville Pike; Thence with said Clarksville Pike, N58°44′38″W, a distance of 150.36 feet to an IPS; thence with the easterly line of Lot 7 of the E.B. Smith Subdivision, as recorded in Plat Book 6200, Page 764, Register's office for Davidson County (R.O.D.C.), the following calls: N05°31′55″E, a distance of 150.00 feet to an IPS; S58°16′51″E, a distance of 150.00 feet to an IPS in the westerly right of way of 26th Avenue North; Thence with said right of way, S05°12′14″W, a distance of 149.07 feet to the point of beginning. Containing 0.46 acres, more or less, as surveyed this 4th day of March, 2008 by Arrowhead Survey, J. Mark Cantrell, TN RLS#1859.

Being the same property conveyed to Sunrise Market, Inc., d/b/a Sunrise Market, by Warranty Deed of record at Instrument No. 20080324-0028806, Register's Office for Davidson County, Tennessee.

Map/Parcel Number: 081-02-0-200.00

Commencing at an Iron Pin Set (IPS) at the intersection of the westerly right of way of 26th Avenue North and the northerly right of way of Clarksville Pike; Thence with said Clarksville Pike the following calls: N58°44′38″W, a distance of 150.36 feet to an IPS; N05°31′55″E, a distance of 7.84 feet to an IPS at the point of beginning of the herein described property. Thence continuing with Clarksville Pike the following calls: N57°40′06″W, a distance of 156.21 feet to an IPS; N33°26′50″e, a distance of 6.10 feet to an Iron Pin Found (IPF); N56°33′10″W, a distance of 50.07 feet to an IPF at the southeasterly corner of Zycron Computer Services, Inc. as recorded in Deed Book 10414, Page 753, Register's office for Davidson County (R.O.D.C.); Thence with Zycron, N33°09′29″E, a distance of 192.81 feet to an IPF in the southerly line of Metro Government Parks, as recorded in Deed Book 4793, Page 558; Thence with Metro Parks the following calls: S58°14′04″E, a distance of 33.27 feet to an IPF; S59°23′53″E, a distance of 215.02 feet to an IPF in the westerly right of way of
26th Avenue North; Thence with said right of way, S04°37′58″W, a distance of 88.31 feet to an IPS in the northeasterly corner of Parcel 183, as recorded in Instrument #20070501-0052078 R.O.D.C.; Thence with said parcel the following calls: N58°16′51″W, a distance of 150.00 feet to an IPS; S05°31′55″W, a distance of 142.16 feet to the point of beginning. Containing 0.97 acres, more or less, as surveyed this 4th day of March, 2008 by Arrowhead Survey, J. Mark Cantrell, TN RLS#1859.

Being the same property conveyed to Sunrise Market, Inc., d/b/a Sunrise Market, by Warranty Deed of record at Instrument No. 20080324-0028806, Register's Office for Davidson County, Tennessee.

The street address of the property is believed to be 2600 Clarksville Highway, Nashville, Davidson County, Tennessee 37208, and 2610 Clarksville Highway, Nashville, Davidson County, Tennessee 37208, but such address is not part of the Legal Description of the property. In the event of any discrepancy, the Legal Description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties, and the Substitute Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Buyer, its heirs, successors, and assigns forever.

The Substitute Trustee covenants with the said Buyer that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, in his capacity as Substitute Trustee, has a good right to sell and convey the same subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any Deeds of Trust, liens, claims, and encumbrances that may take priority over the Deed of Trust. This sale is also subject to any matter that inspection and/or an accurate survey of the premises might disclose.

A Notice of State Tax Lien has been filed by the Tennessee Department of Revenue against Sunrise Market, Inc. d/b/a Sunrise Market, Inc., of record at Instrument No. 20140206-0010582, Register's Office for Davidson County, Tennessee. Timely notice has been given by the Substitute Trustee to the Department of Revenue, State of Tennessee, pursuant to T.C.A. §67-1-1433(b)(1). The sale of this property will be subject to the right of the Department of Revenue, State of Tennessee, to redeem said property under the provisions of T.C.A. §67-1-1433(c).

The Substitute Trustee, and not Individually, further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Buyer, its successors and assigns, against the lawful claims of any person claiming by or through him as Substitute Trustee, but no further or otherwise, it being the intention of the Substitute Trustee only to convey to Buyer no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

THIS PROPERTY IS SOLD "AS IS," "WHERE IS" AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESS OR IMPLIED. WITHOUT LIMITING THE FOREGOING, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OR MERCHANTABILITY, CONDITION, OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Substitute Trustee makes no covenant of seisin, marketability of title, or warranty of title, express or implied. Substitute Trustee sells and conveys the subject real property by this Trustee's Deed as Substitute Trustee only, and not individually.

WITNESS my hand this 18th day of April, 2014.

Substitute Trustee, and not Individually

DAVID M. ANTHONY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kristie Putman, a Notary Public of this county, David M. Anthony, Substitute Trustee and not Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 18th day of April 2014.

NOTARY PUBLIC

My Commission Expires: 5/3/2016

KRISTIE PUTMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $605,000.00.

AFFIANT

Subscribed and sworn before me on this 18th day of April 2014.

NOTARY PUBLIC

My Commission Expires: 5/3/2016

KRISTIE PUTMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.