THIS INSTRUMENT PREPARED BY:
India Samuels
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

Davidson County DEEDTRS	
Recvd: 05/09/14 08:51	3 pgs
Fees:18.00 Taxes:484.70	
20140509-0039630	

S&K:12-037037

TN13446

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 28, 2008, recorded in Instrument No. 20080502-0044968, in the Register's Office of Davidson County, Tennessee, Duane Paul Robinson and Melda F. Robinson conveyed to Kathy Winstead, 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20120717-0062792, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, 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, in pursuance of said request the property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in The Tennessean, such advertisement appearing in said newspaper on November 12, 2013, November 19, 2013, and November 26, 2013, by which advertisement the sale was appointed to be held on January 16, 2014 at 10:00 AM, at which time it was announced the sale adjournment to be held on February 27, 2014 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on April 10, 2014, at the Auction.com Room of the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201, at 10:00 AM; 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 and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, *et seq.*; 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 American Homes 4 Rent Properties Seven, LLC, A Delaware Limited Liability Company, whose address is 30601 Agoura Hills Road Suite 200, Agoura Hills, CA 91301, at and for the sum of $131,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, American Homes 4 Rent Properties Seven, LLC, A Delaware Limited Liability Company, 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 American Homes 4 Rent Properties Seven, LLC, A Delaware Limited Liability Company 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 American Homes 4 Rent Properties Seven, LLC, A Delaware Limited Liability Company, 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. 128, on the plan of Final Plat, Section One, Hamilton Chase, as the same appears of record in Instrument No. 20051025-0128977, corrected at Instrument No. 20051031-0131297, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.
>
> Being the same property conveyed to Duance Paul Robinson and Melda F. Robinson, husband and wife by deed from Greenvale Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20080502-0044967 said Register's Office.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20080502-0044968, 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 Instrument No. 20080502-0044968, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Instrument Number 20080502-0044967, 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 American Homes 4 Rent Properties Seven, LLC, A

Delaware Limited Liability Company, 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 15th day of April, 2014.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

Michael A. Dennie

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 15th day of April, 2014, 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.

LUCINDA CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES
OCTOBER 21, 2017

My commission expires: _____ Notary Public

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 $131,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

HELEN CHO
COMM. #1966217
Notary Public - California
Los Angeles County
My Comm. Expires Feb. 6, 2016

NRO1 NRO1

Affiant

Subscribed and sworn to before me on the date written above.

2/6/2016

My commission expires: _____ Notary Public

PROPERTY ADDRESS: 704 Pin Oak Drive, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
American Homes 4 Rent Properties Seven, LLC, A Delaware Limited Liability Company
30601 Agoura Hills Road Suite 200, Agoura Hills, CA 91301

S&K File #12-037037 / CHE
Map & Parcel -164 08 0C 032.00

RETURN TO:

30601 Agoura Road, Suite 200
Agoura Hills CA 91301

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

True Copy Certification

I, Dru Lynch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Los Angeles

Personally appeared before me, Helen Cho, a notary public for this county and state, Dru Lynch who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: February 6, 2016

Notary' Seal (if on paper)

