THIS INSTRUMENT PREPARED BY:
India Samuels
Shapiro & Kirsch, LLP
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Davidson County DEEDTRS	
Recvd: 05/09/14 08:54	3 pgs
Fees:18.00 Taxes:593.85	
20140509-0039636	

S&K:13-052283

TN13457

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 30, 2006, recorded in Instrument No. 20060609-0068729, in the Register's Office of Davidson County, Tennessee, Wladimir Villoria, as sole owner conveyed to First National Financial Title Services, 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 20131211-012683, 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 Nashville Ledger, such advertisement appearing in said newspaper on March 14, 2014, March 21, 2014, and March 28, 2014, by which advertisement the sale was appointed to be held on April 17, 2014, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, 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 property was sold 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 West Agoura Road, Suite 200, Agoura Hills, CA 91301, at and for the sum of $160,500.00, 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 Nashville, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 245 on the Plan of Abbington Park, Phase One-Section Two, as shown by plat of record in Instrument No. 20030922-0139712 and Instrument No. 20031006-0146904, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Jona J. Warren, an unmarried woman and Jonathan R. Bain, an unmarried man, by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders, dated 02/26/04, as Document No. 200403040024862, Davidson County, Tennessee.

Being Further conveyed to Wladimir Villoria an unmarried man, by Warranty Deed from Jona J. Warren Bain and husband Jonathan R. Bain, dated May 30th 2006, recorded 6/9/06 at Instrument No, 20060609-0068728, Davidson County Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060609-0068729, 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. 20060609-0068729, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quitclaim Deed at Instrument Number 20090123-0005738, 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 23rd day of April, 2014.

Shapiro & Kirsch, LLP

By: Budget Cole

Authorized Signatory **Bridget Cole**

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 23rd day of APRIL, 2014, before me, a Notary Public, in and for said State and County, personally appeared BRIDGET COLE, 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.

MEGAN M. [illegible] STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES
JANUARY 05, 2015
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 $160,500.00, 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

Affiant

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

2/6/16
My commission expires:

Notary Public

PROPERTY ADDRESS: 2808 Paddle Wheel Drive, Nashville, Tennessee 37214

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

S&K File #13-052283 / SPS
Map & Parcel -062020B08400CO

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)

