BILL GARRETT, Davidson County
Trans:T20140032282 DEEDTRS
Recvd: 05/09/14 11:26 4 pgs
Fees:23.00 Taxes:2545.60
20140509-0039808

FROM: Stephen M. Montgomery
SUBSTITUTE TRUSTEE

TO: W-Squared Properties, LLC
NEW OWNER

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No:
W-Squared Properties, LLC 404 BNA Drive, Suite 600 Nashville, Tennessee 37217-2576	Same	095-14-0 123.00

This instrument prepared by:
Neal & Harwell, PLC
150 Fourth Avenue North, Suite 2000, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $688,000.00.

AFFIANT

Subscribed and sworn to before me, this the 9th day of May, 2014.

NOTARY PUBLIC

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 11/14/15

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 28, 2005, of record as Instrument No. 20050202-0012273, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust," Joseph V. Turner conveyed to PRLAP, Inc., Trustee, the hereinafter described real estate, hereinafter referred to as "Property," to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record at Instrument No. 20140210-0011508, Register's Office for Davidson County, Tennessee, appointed Stephen M. Montgomery, of Wilson County, Tennessee, Substitute Trustee, in the place and stead of PRLAP, Inc., Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen M. Montgomery, Substitute Trustee, to sell the Property; and

WHEREAS, Stephen M. Montgomery, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 11:00 a.m., on April 1, 2014, at the Courtyard by Marriott Nashville Airport, 2508 Elm Hill Pike, Nashville, Davidson County, Tennessee 37214, at public outcry, to the highest and best bidder for cash, free from all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including but not limited to, a statutory right to an elective share in the property, all of which are expressly waived in said Deed of Trust, and advertisement of sale was duly published in the Nashville Scene, a newspaper of general circulation in Davidson County, Tennessee, on March 6, March 13 and March 20, 2014; and

WHEREAS, at the aforesaid date and time, Stephen M. Montgomery, Substitute Trustee, did announce that the sale was adjourned to April 10, 2014 at 3:00 p.m. at the Courtyard by Marriott Nashville Airport, 2508 Elm Hill Pike, Nashville, Davidson County, Tennessee 37214; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, David R. Wright and J. Richard Wright were the highest and best bidder, the Substitute Trustee thereby concluding the sale as of 3:24 p.m., by announcing that the Property had sold; and

WHEREAS, David R. Wright and J. Richard Wright have assigned their bid to W-Squared Properties, LLC, a Tennessee limited liability company;

NOW, THEREFORE, the undersigned, Stephen M. Montgomery, Substitute Trustee, pursuant to the bid of David R. Wright and J. Richard Wright, as assigned to W-Squared Properties, LLC, acknowledges receipt of the sum of Six Hundred Eighty Eight Thousand Dollars ($688,000) which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto W-Squared Properties, LLC, its successors and assigns, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Metropolitan Industrial Park, Phase Two, Section Twenty-Two, as shown on plat of record in Plat Book 9700, Page 645, in the Register's Office of Davidson

County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Joseph V. Turner by that certain Special Warranty Deed dated January 28, 2005, and filed of record as Instrument No. 20050202-0012272, said Register's Office.

This is improved property commonly known as 1940 Air Lane Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to W-Squared Properties, LLC, its successors and assigns, forever; and Stephen M. Montgomery, Substitute Trustee, does hereby transfer, assign, and set over unto W-Squared Properties, LLC, all of his right, title and interest in the said property as Substitute Trustee, but no further or otherwise.

CONCURRENT with the sale of the herein referenced Property, Stephen M. Montgomery, Substitute Trustee, acting for and under the instruction of the secured party also conducted a sale under the Uniform Commercial Code of certain personal property all the right, title and interest of Joseph V. Turner in all the fixtures now or hereafter owned by Joseph V. Turner, and now or hereafter attached or affixed to the Property, together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property, and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) pledged to Bank of America, N.A. as secured party, all as more particularly described in the Deed of Trust. David R. Wright and J. Richard Wright, being the highest and best bidder, did also purchase the personal property referenced herein, and Stephen M. Montgomery, Substitute Trustee, acting for and under the instruction of the secured party, for the same good and valuable consideration, does by these presents hereby sell, transfer, assign and set over all of the secured party's right, title and interest in and to said personal property to W-Squared Properties, LLC, but not further or otherwise.

[signature follows]

IN WITNESS WHEREOF, the said Stephen M. Montgomery, Substitute Trustee, has executed this instrument on this the 9th day of May, 2014.

STEPHEN M. MONTGOMERY,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen M. Montgomery, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of May, 2014.

NOTARY PUBLIC

LYNN WATKINS-LANE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Aug. 17, 2015