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

S&K:06-4002

mail to
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140040010 DEEDTRS
Recvd: 06/06/14 11:33 6 pgs
Fees:33.00 Taxes:999.00

20140606-0049435

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 20, 2001, recorded in Instrument No. 20011016-0112893, in the Register's Office of Davidson County, Tennessee, William Stokley Donelson, II, an unmarried man conveyed to Denise Haraseviat, 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 20120221-0014755, 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 January 24, 2014, January 31, 2014, and February 7, 2014, by which advertisement the sale was appointed to be held on February 25, 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 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 LRW Holdings, LLC, whose address is 278 Franklin Road Suite 190, Brentwood, TN 37027, at and for the sum of $270,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, LRW Holdings, LLC, 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 LRW Holdings, LLC 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 LRW Holdings, LLC, 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. 221, Traceside Section Ten, Revision One, as shown by plat of record in Plat Book 9700, Page 827, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to the within name Grantors by Warranty Deed appearing of record under Instrument No. 20011016-0112892, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20011016-0112893, 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. 20011016-0112893, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Instrument Number 20011016-0112892, 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.

This conveyance is subject to the right of the United States of America to redeem the land as provided for in 26 U.S.C. 7425 (d) (1). Attached hereto is a copy of the notice thus provided and a copy of the written response of the United States to the notice thus provided, if any.

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 LRW Holdings, LLC, 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 27th day of February, 2014.

Shapiro & Kirsch, LLP

By: Budget Cole
Bridget Cole
Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 27th day of February, 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.

JAMIE LANGSTON
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 $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

10/2/17

My commission expires: Notary Public

PROPERTY ADDRESS: 6320 Holly Trace Way, Nashville, Tennessee 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
LRW Holdings, LLC
~~278 Franklin Road Suite 190, Brentwood, TN 37027~~
439 Battle Avenue, Franklin, TN 37064
S&K File #06-4002 / W50
Map & Parcel -155160A26700

RETURN TO:

Vanderpool, Pearman, & Drumwright
~~256 Seaboard Lane, Suite G-104~~
Franklin, TN 37067

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

06-4002 / STD
2/26/2014 2:08 PM

Gerald M. Shapiro
Admitted in Illinois & Florida
Joe M. Kirsch, Managing Partner
Admitted in Tennessee
Sharon N. Fewell, Managing Attorney
Admitted in Arkansas & Tennessee
Ashley M. Jones
Admitted in Arkansas & Tennessee
Bonnie B. Culp
Admitted in Tennessee
Robert Schneider
Admitted in Tennessee



Shapiro and Kirsch, LLP
ATTORNEYS AT LAW

Matthew W. Graves
Admitted in Arkansas Federal Courts, Kentucky & Tennessee
Leigh Skorupa
Admitted in Tennessee
Philip Brooks
Admitted in Tennessee
Michael A. Dennie
Admitted in Mississippi & Tennessee
Bridget Cole
Admitted in Tennessee

January 17, 2014

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
(RECEIPT # 7196 9008 9111 8469 1161)

Internal Revenue Service
Area Director - Compliance
Attn: Technical Support - P. Jackson
801 Broadway - MDP 53
Nashville, TN 37203

Attention: P. Jackson

Dear Sir:

The undersigned, Substitute Trustee, under that certain purchase money Deed of Trust from William Stokley Donelson, II, an unmarried man to Denise Haraseviat, Trustee, dated September 20, 2001, recorded in the Register's Office of Davidson County, Tennessee, in Instrument No. 20011016-0112893 has been requested by the noteholder, JPMorgan Chase Bank, National Association, to sell the security pursuant to the terms of the obligation secured thereby and notice of the proposed sale is hereby given pursuant to Section 7425 of the Internal Revenue Code of 1954.

Enclosed please find a copy of the Notice of Federal Tax Liens recorded in Instrument Number 20060117-0006167 and Instrument Number 20100412-0027288, in the Register's Office of Davidson County, TN.

With respect to the property to be sold, the following information is hereby given:

(a) The description of the property is affected by the Notice, as listed in the deed and Deed of Trust recorded in the aforesaid Register's Office BEING Lot No. 221, Traceside Section Ten, Revision One, as shown by plat of record in Plat Book 9700, Page 827, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to the within name Grantors by Warranty

Deed appearing of record under Instrument No. 20011016-0112892, Register's Office for Davidson County, Tennessee.

(b) The proposed sale of the property, pursuant to the terms of the first Deed of Trust referred to above is to be held on **February 25, 2014 @ 10:00AM;** Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee.

The approximate amount of the principal obligation, including interest, secured by the lien of said Deed of Trust and description of the other expenses which may be charged against the sale proceeds are as follows:

Total Amount Due	$246,906.45
Attorney fees	$600.00
Advertisement	$450.00
Recording charges	$32.00
State tax	$818.36
TOTAL	$248,806.81

Enclosed is a copy of the Deed of Trust.

If your office is in need of further information, please advise.

Sincerely,

LAW OFFICES OF SHAPIRO & KIRSCH, LLP

Joe M. Kirsch

Enclosures
cc: JPMorgan Chase Bank, N.A.

irs2.ltr
S&K #06-4002

3592

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
639801510

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer WILLIAM S DONELSON II

Residence 6320 HOLLY TRACE WAY
NASHVILLE, TN 37221-4143

BILL GARRETT, Davidson County
Trans:T20100021388 LIENFIL
Recvd: 04/12/10 09:31 1 pgs
Fees:12.00 Taxes:0.00
20100412-0027288

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2007	XXX-XX-3250	11/17/2008	12/17/2018	2469.46
1040	12/31/2008	XXX-XX-3250	10/05/2009	11/04/2019	1297.15
				Total	$ 3766.61

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

This notice was prepared and signed at NASHVILLE, TN, on this,

the 31st day of March, 2010.

Signature R. A. Mitchell
for LAUREN THOMPSON

Title
REVENUE OFFICER
(615) 250-6097

25-06-1707

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO. 60025Y

1867

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA 65
Lien Unit Phone: (800) 829-3903

Serial Number
266748906

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Davidson County LIENOTL
Recvd: 01/17/06 13:02 1 pgs
Fees:12.00 Taxes:0.00
20060117-0006167

Name of Taxpayer WILLIAM S DONELSON II

Residence 1910 HILLMEADE DR
NASHVILLE, TN 37221-5212

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2001	[redacted]-3250	02/28/2005	03/30/2015	19894.61
1040	12/31/2002	[redacted]-3250	02/28/2005	03/30/2015	17562.07
				Total	$ 37456.68

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

This notice was prepared and signed at DALLAS, TX, on this,

the 10th day of January, 2006.

Signature for THERESA HARLEY — Susan A. Hanson

Title ACS (800) 829-3903

25-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien Rev. Rul. 71-466, 1971 - 2 C.B. 408)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X