PREPARED BY AND RETURN TO:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690

S&K:14-057741

BILL GARRETT, Davidson County
Trans:T20140049408 DEEDTRS
Recvd: 07/10/14 15:13 2 pgs
Fees:13.00 Taxes:773.26
20140710-0060951

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 28, 2005, recorded in Instrument No. 20050930-0117744; re-recorded at Instrument Number 20051123-0141759, in the Register's Office of Davidson County, Tennessee, Craig Pentecost and Brooke Pentecost, husband and wife conveyed to Tonya Esquibel, 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 20140516-0042250, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and 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 May 23, 2014, May 30, 2014, and June 6, 2014, by which advertisement the sale was appointed to be held on June 24, 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 Jackson W. Moore, whose address is 2002 Richard Jones Road, C-208, Nashville, TN 37215, at and for the sum of $208,989.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Jackson W. Moore, 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 Jackson W. Moore 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 Jackson W. Moore, his/her/their/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:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 530 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County. Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .. 69% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with two parking stalls #185 and 42

Being a portion of the property conveyed to Bristol On Broadway, L.P., a Tennessee limited partnership, from The Joseph B. Knowes Trust Fund acting by and through Senior Citizens, Inc. as Trustee, by Special Warranty Deed dated 3/11/03 and recorded 3/13/03 under Instrument No. 20030313-0033747 in the office of the Davidson County Recorder.

Further being the same property conveyed to Craig Pentecost by Deed from The Bristol on Broadway, L.P., dated and recorded _____ of record in Instrument No. 20050930-0117743, in the register's Office for Davidson County, TN.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050930-0117744; re-recorded at Instrument Number 20051123-0141759, 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. 20050930-0117744; re-recorded at Instrument Number 20051123-0141759, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deeds recorded at Instrument Numbers 20070806-0093488 and 20070807-0093673, 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 Jackson W. Moore, his/her/their/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 26th day of June, 2014.

Shapiro & Kirsch, LLP

By: Bridget Cole

Bridget Cole

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 26th day of June, 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.

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 $208,989.00, 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~~. 10th of July, 2014

~~My commission expires:~~ ~~Notary Public~~ L. Chandler, Dep. Reg

PROPERTY ADDRESS: 1803 Broadway Unit 530, Nashville, Tennessee 37203

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Jackson W. Moore
2002 Richard Jones Road, C-208, Nashville, TN 37215

S&K File #14-057741
Map & Parcel -092 16 0D 530.00

RETURN TO:

Jackson Moore

2002 Richard Jones Rd Ste C-208

Nashville, TN 37215

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