New Owner | Tax Bills | Map 081-02-0
Parcel 3.00

Urban Housing Solutions, Inc. SAME
822 Woodland Street
Nashville, Tn. 37206

BILL GARRETT, Davidson County
Trans:T20140094408 DEEDTRS
Recvd: 12/17/14 11:32 3 pgs
Fees:18.00 Taxes:288.60
20141217-0115378

Prepared by
Alan D. Mazer
822 Woodland Street
Nashville, Tn. 37206

SUBSTITUTE TRUSTEE'S DEED

This indenture made on the 5th day of December, 2014, by and between Alan D. Mazer, Substitute Trustee (party of the first part) and Urban Housing Solutions, Inc., (party of the second part).

WHEREAS, on the 19th day of November, 2007, Epandco Holdings, LLC executed a Deed of Trust, of record in Instrument 20071121-0136183, Register's Office for Davidson County, Tennessee, in which was conveyed to Mark B. Leedom, Trustee, the following parcel in Davidson County, Tennessee:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Twenty-Sixth Avenue North and Clarksville Pike, being Lot 1, as shown on Ebony Subdivision of record in Plat Book 4715, page 42, R.O.D.C. and further described by survey dated May 5, 1998, revised May 7, 1998, prepared by Crawford Land Surveyors, William C. Cockrill, Land Surveyor, License No. 1401, Job No. 98064c. Reference is hereby made to said Plat for a more complete description of metes and bounds.

Being the same property conveyed to Grantor by deed of record in Instrument Number 20071121-0136182, Register's Office for Davidson County, Tennessee,

commonly known as 2121 26th Avenue North, Nashville, Tn. 37208;

AND, WHEREAS, URBAN HOUSING SOLUTIONS, INC. became the holder of said Deed of Trust and the note secured thereby by Assignment of record in Instrument Number 20140922-0086934, said Register's Office, and appointed Alan D. Mazer, Substitute Trustee, by instrument of record in Instrument Number 20140930-0090026, said Register's Office;

AND, WHEREAS, on the 5th day of December, 2014, at 12:00 noon at 501 Broadway, Nashville, Tennessee 37203, the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust, and Urban Housing Solutions, Inc. made the highest and best bid of Seventy-Eight Thousand ($78,000.00) Dollars, which sum was in hand paid and identified as defined by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Alan D. Mazer, Substitute Trustee, does hereby bargain, sell, transfer and convey to the party of the second part, Urban Housing Solutions, Inc., the parcel or lot of land herein described, to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption of the maker of said note and all persons claiming under them. The party of the first part affirms that, as Substitute Trustee, he is lawfully seized of said property, has good right to convey it, and warrants unto said party of the second part, its heirs and assigns, the title of said property as against all persons claiming by, through, or under party of the first part, but no further or otherwise.

WITNESS the hand of the party of the first part on this 5th day of December, 2014.

ALAN D. MAZER, Substitute Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Alan D. Mazer, Substitute Trustee, who is personally known to me and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of December, 2014.

NOTARY PUBLIC

Comm. Exp: 11/6/17

BRENT ELROD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $ 78,000.00

AFFIANT

Subscribed and sworn to before me on this 5 day of December, 2014.

NOTARY PUBLIC

Comm. Exp: 11/6/17

BRENT ELROD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON