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

This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WSC 7134-117603-FC

BILL GARRETT, Davidson County
Trans:T20150001402 DEEDTRS
Recvd: 01/07/15 11:34 2 pgs
Fees:13.00 Taxes:170.20
20150107-0001670

Tennessee
Map # 119-06-0-304.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 14, 1994, and recorded in Book 9228, Page 336 in the Register's Office of Davidson County, Tennessee, James P. Hanesana and wife, Thiemchith Hanesana, conveyed to Neldia J. Moore, Trustee(s), 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Registers instrument 20141124-0108061 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on December 23, 2014, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of Davidson County, Tennessee; 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 sale Broadway Investment Group, whose address is 5516 Maplesong , Nashville, TN 37211 being the highest and best bidder, became the purchaser of said property at and for the sum of FORTY SIX THOUSAND AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of its bid.

NOW, THEREFORE, in consideration of the premises and the payment by Broadway Investment Group of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Broadway Investment Group, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 12 on the Plan of Rosewood Estates, Section 2, as of record in Plat Book 4955, page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

James P. Hanesana and wife, Thiemchith Hanesana, (his/her/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Book 9228, Page 333, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Broadway Investment Group, its successors and and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on December 23, 2014 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On December 23, 2014 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

KATHY S RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 05-07-2018

My Commission Expires:

State Tax $ 170.20
Clerk's Fee $ 13.00

TOTAL $ 183.20

PROPERTY ADDRESS
15-17 Jay Street,
Nashville, TN 37210

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Broadway Investment Group
5516 Maplesong
Nashville TN 37211

****

STATE OF TENNESSEE – COUNTY OF Williamson
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $46,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, December 23, 2014
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County