ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Lori D. Halloran P.O. Box 50813 Nashville, TN 37205	NEW OWNER	Map 118-08-0 Parcel 63.00 and 64.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

BILL GARRETT, Davidson County
Trans:T20150008587 DEEDTRS
Recvd: 02/03/15 15:20 6 pgs
Fees:33.00 Taxes:814.00
20150203-0010216

TRUSTEE'S DEED

This indenture made the 22nd day of January, 2015, by and between Robert J. Notestine III, Trustee (party of the first part) and Lori D. Halloran, party(ies) of the second part.

W I T N E S S E T H:

WHEREAS, on the 10th day of April, 2007, William D. Fay, by virtue of the Deed of Trust of record in Instrument No. 20070425-0049532, which was duly registered in the Register's Deed for Davidson County, Tennessee, whereby was conveyed a parcel of property which is described in the Deed of Trust as follows:

Tract I

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of Grandview Heights of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 34 fronts 50.0 feet on the westerly side of Eugenia Avenue and runs back between parallel lines 150.0 feet to a dead line on which it measures 50.0 feet thereon.

Tract II

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot no. 35 fronts 50 feet on the westerly side of Eugenia Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to William D. Fay by deed from James D. Halloran of record in No. 20070-425-004953, Register's Office for Davidson County, Tennessee

This is improved real property commonly known as 2421 and 2423 Eugenia Avenue, Nashville, Tennessee 37211.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $220,000.00
(
(
(Affiant
(
(Subscribed and sworn to before me
(this 22nd day of January, 2015.
(
(
(Notary Public
(My Commission Expires: 1-24-15
(

STATE OF TENNESSEE NOTARY PUBLIC

AND WHEREAS the promissory note secured by said Deed of Trust was assigned to Lori Halloran;

AND WHEREAS the party of the first part hereto did advertise said property as provided for in said Deed of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: Westview Newspaper d/b/a The Ledger giving the time and place and terms of sale.

AND WHEREAS, on the 22nd day of January, 2015, at 10:00 o'clock a.m. at the south entrance of the historic Davidson County Courthouse in Nashville, Davidson County, Tennessee, at the time and place fixed 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 all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party(ies) of the second part hereto at the bid of Two Hundred Twenty

Thousand Dollars ($220,000.00), the party of the second part being the highest and best bid 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, Robert J. Notestine III, Trustee, does hereby bargain, sell, transfer and convey unto said party(ies) of the second part, Lori D. Halloran, the parcels or lots of land herein before 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 and the maker of said Note and all persons claiming to and under them. The party of the first part affirms that, as Trustee, he is lawfully seized of said property, has good right to convey it, will and does warrant unto said party(ies) of the second part, their heirs and assigns, the title of said property as against all persons claiming by, through, or under first party, but no further otherwise.

No Notice of Right to Foreclose was given to William D. Fay, in writing, as this sale involves commercial real estate and written notice of default was properly mailed to Mr. Fay. Upon information and belief the subject real property was not the residence of the debtor. This conveyance is subject to the rights and interest of the Davidson County, Trustee and the Internal Revenue Service. Proper Notice was given to the Internal Revenue Service by certified mail pursuant to U.S. Sub. Sec. 7425 (d)(i). A copy of the notice to the Internal Revenue Service of the said certified receipt is attached as Exhibit A to this deed.

WITNESSETH the hand of the first party, the date and year first above written.

ROBERT J. NOTESTINE III
Trustee

ACKNOWLEDGMENT

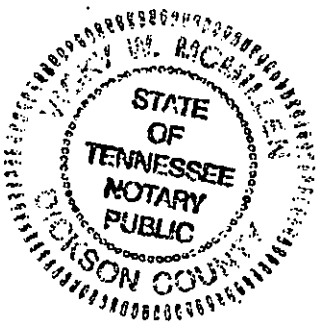
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of January, 2015.

Notary Public

My Commission Expires: 1-24-15



THE LAW OFFICES OF
ROBERT J. NOTESTINE III

109 Kenner Avenue
Suite 201
Nashville, TN 37205

(615) 297-1568, Ext. 11
(615) 297-2413 (fax)
bob@bellemeadetitle.com
Web Page: www.notestinelaw.com
Vicky McMillen, Legal Assistant, Ext. 16

November 20, 2014

District Director
Internal Revenue Service
Federal Building, U.S. Courthouse
801 Broadway
Nashville, TN 37203

CERTIFIED MAIL
RETURN RECEIPT
RECEIPT NO. 7010 3090 0000 2554 9591

Re: Foreclosure on Deed of Trust by Lori D. Halloran – Property Addresses, 2421 and 2423 Eugenia Avenue, Nashville, Tennessee 37211, Owner/Taxpayer William D. Fay. Foreclosure Instrument: Deed of Trust in the original amount of $225,000.00 of record in Instrument No. 20070425-0049532, Register's Office for Davidson County, Tennessee.

Dear District Director:

Please find enclosed a Notice of Foreclosure regarding the above-captioned real property. The sale is set for Thursday, January 22, 2015, and may be subject to the right of redemption by the Internal Revenue Service. The balance owed to the mortgagee, Lori D. Halloran is approximately $215,000.00 with interest accruing daily.

For reference purposes, please note that our title examination has revealed that the Internal Revenue Service has filed liens affecting this property in Instrument No. 20090511-0042859, Instrument 20090608-052696, Instrument 20090723-0069953, Instrument 20091020-0100380, Instrument 20091221-0115798 and Instrument 20110909-0009843, Register's Office for Davidson County, Tennessee. Our records also show that the first line filed by the Internal Revise Service was filed on August 11,2 009, subsequent to my client's deed of trust.

In the event your decide to exercise any redemption rights pursuant to U.S.C. Sub.Sec.7425(d)(i) and applicable redemption rights regarding this property, please contact this office to obtain an updated payoff.

Sincerely,

Robert J. Notestine III

Exhibit A

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

District Director
Internal Revenue Service
Federal Building, U.S. Courthouse
801 Broadway
Nashville, TN 37203

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Regina Muse C. Date of Delivery 12/1/14

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7010 3090 0000 2554 9591

PS Form 3811, July 2013 Domestic Return Receipt

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®
NASHVILLE TN 37203

OFFICIAL USE

Postage	$0.49
Certified Fee	$3.30
Return Receipt Fee (Endorsement Required)	$2.70
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$6.49

NASHVILLE, TN 05 Postmark Here NOV 26 2014 11/26/2014

Sent To IRS Federal Building, U.S. Courthouse
Street, Apt. No., or PO Box No. 801 Broadway
City, State, ZIP+4 Nashville TN 37203

PS Form 3800, August 2006 See Reverse for Instructions

7010 3090 0000 2554 9591