Davidson County DEEDTRS
Recvd: 02/20/15 08:30 3 pgs
Fees:18.00 Taxes:362.60
20150220-0014602

THIS INSTRUMENT PREPARED BY:
Shapiro & Ingle, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704)333-8107

S&I:13-047609

SUBSTITUTE TRUSTEE'S DEED

TN 14443

WHEREAS, by Deed of Trust dated March 30, 2007, recorded in Instrument No. 20070403-0039985, in the Register's Office of Davidson County, Tennessee, R. Joe Reich, a married man conveyed to Andrew C. Rambo, 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 201441208-0112395, 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 Ledger, such advertisement appearing in said newspaper on December 12, 2014, December 19, 2014, and December 26, 2014, by which advertisement the sale was appointed to be held on January 8, 2015, at the front entrance of the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, 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 AH4R-TN3 LLC, A Delaware Limited Liability Company, whose address is 30601 Agoura Road, Suite 200, Agoura Hills, CA 91301, at and for the sum of $98,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, AH4R-TN3 LLC, A Delaware Limited Liability Company, 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 AH4R-TN3 LLC, A Delaware Limited Liability Company the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Ingle, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said AH4R-TN3 LLC, A Delaware Limited Liability Company, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

> LAND located in Davidson County, Tennessee, BEING all of Lot No. 83, Lakewood Village, Section One, according to plat and survey of same appearing of record in Book 9700, page 555, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to R. Joe Reich, married, by Warranty Deed from Jana Dodd and Jerry Dodd of record in Instrument 200704030039984, in the Register's Office of Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070403-0039985, 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. 20070403-0039985, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20070403-0039984, 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 AH4R-TN3 LLC, A Delaware Limited Liability Company, its successors and assigns, in fee simple forever, to whom the said Shapiro & Ingle, 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 & Ingle, LLP, Substitute Trustee, has hereunto set its hand and seal this 12th day of February, 2015.

Shapiro & Ingle, LLP

By: _____

Authorized Signatory

Michael A. Dennie

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 12th day of February, 2015, before me, a Notary Public, in and for said State and County, personally appeared Michael A. Dennie, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Ingle, 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.

MY COMMISSION EXPIRES
APRIL 01, 2017

My commission expires: _____ Notary Public _____

TANNICA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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 $98,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

HELEN CHO
COMM. #1966217
Notary Public - California
Los Angeles County
My Comm. Expires Feb. 6, 2016

Affiant - Agent

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

2/6/16
My commission expires: _____ Notary Public _____

PROPERTY ADDRESS: 812 Thomas Bay Court, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
AH4R-TN3 LLC, A Delaware Limited Liability Company
30601 Agoura Road, Suite 200, Agoura Hills, CA 91301

S&I File #13-047609 / CMI
Map & Parcel -165 09 0A 023.00

RETURN TO:

AH4R-TN3 LLC

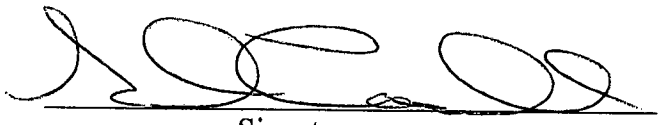
30601 Agoura Rd. Ste 200

Agoura Hills, CA 91301

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

True Copy Certification

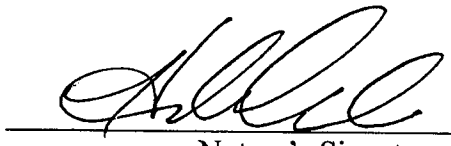
I, Eileen Caswell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



Signature

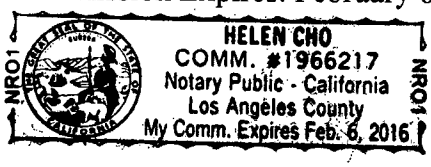
State of California
County of Los Angeles

Personally appeared before me, Helen Cho, a notary public for this county and state, Eileen Caswell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: February 6, 2016



Notary' Seal (if on paper)