FILE NO.: SEF-12-11619

BILL GARRETT, Davidson County
Trans:T20150016800 DEEDTRS
Recvd: 03/09/15 12:15 3 pgs
Fees:18.00 Taxes:294.23
20150309-0019890

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
SEF-12-11619

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Selene Finance LP	Selene Finance LP	119140A09800CO
9990 Richmond Ave Suite 400 Houston, TX 77042	9990 Richmond Ave Suite 400 Houston, TX 77042	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated July 31, 2007 and recorded August 3, 2007, at **Instrument Number 20070803-0092678 (see also the Scrivener's Affidavit at Instrument Number 20130122-0007076)**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **CHARLES L. GODWIN and SUE E. GODWIN and TARA GODWIN** ("Borrower") conveyed to VENTURE TITLE & ESCROW, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on July 31, 2007, (the "Note"), which obligation is presently held by **Selene Finance LP**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of VENTURE TITLE & ESCROW, said appointment being set forth in **Instrument Number 20121023-0096862** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records 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, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on February 26, 2015, at 10:00 AM at the Front Entrance of the Historic Courthouse located at 1 Public Square , located in Nashville, Tennessee, such advertisement appearing in said newspaper on January 29, 2015, February 5, 2015, February 12, 2015, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, on February 26, 2015, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **Selene Finance LP** at the price of **Seventy-Nine Thousand Five Hundred Twenty-One and 34/100 ($79,521.34)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Seventy-Nine Thousand Five Hundred Twenty-One and 34/100 ($79,521.34) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Selene Finance LP** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 98 ON THE SITE PLAN OF KINGSWOOD CONDOMINIUMS OF RECORD IN PLAT BOOK 5200, PAGE 520, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF KINGSWOOD CONDOMINIUMS AS SET FORTH IN EXHIBIT "C" OF THE MASTER DEED ESTABLISHING KINGSWOOD CONDOMINIUMS, AS AMENDED IN BOOK 6058, PAGE 322, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The source of title is recorded at Instrument Number 20070803-0092677, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 2929 SELENA DR F-98, NASHVILLE, TN 37211.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee this 26th day of February, 2015.

Rubin Lublin TN, PLLC

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, J.Z. Marshall-Clarke, of the state and county aforesaid, personally appeared , Victor Kang, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, GA, this 26th day of February, 2015.

Notary Public

My commission expires:

January 20, 2018

J.Z. MARSHALL CLARKE NOTARY PUBLIC JACKSON COUNTY EXPIRES GEORGIA JAN. 20, 2018

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $79,521.34.

WITNESS my hand this 26th day of February, 2015.

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC as Trustee/Agent

Sworn to and subscribed
before me this 26th day of February, 2015.

Notary Public

My commission expires:

January 20, 2018

J.Z. MARSHALL CLARKE NOTARY PUBLIC JACKSON COUNTY EXPIRES GEORGIA JAN. 20, 2018