Davidson County DEEDTRS
Recvd: 03/12/15 12:33 3 pgs
Fees:18.00 Taxes:690.05
20150312-0021280

PREPARED BY AND RETURN TO:
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Charlotte, NC 28216
(704)333-8107
Fax (704)333-8156

S&I:15-063052
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

TN14603

WHEREAS, by Deed of Trust dated May 17, 2011, recorded in Instrument No. 20110519-0038475, in the Register's Office of Davidson County, Tennessee, Bert Wesley Hanlon and Jodi L. Hanlon conveyed to Tennessee Title Services, LLC, 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 20150127-0007762, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder 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, the said property was by the Substitute Trustee, 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 February 24, 2015, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, 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-TN 3, LLC, a Delaware Limited Liability Company for the sum of $186,500.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, AH4R-TN 3, 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-TN 3, 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-TN 3, LLC, a Delaware Limited Liability Company, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot Number 114, on the Plan of Heritage Meadows, Phase Four-B, of record in Instrument Number 20031111-0164698, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Yukiko Miller, unmarried, by Warranty Deed from Frank Batson Homes, Inc., dated 8/30/04 and recorded 8/31/04 in Instrument Number 20040831-0105267, Register's Office for Davidson County, Tennessee.

Being the same propety conveyed to Bert Wesley Hanlon and wife, Jodi I. Hanlon by Warranty Deed from Yukiko Miller, unmarried by and through Michele Gobbell, Attorney in Fact, dated 05/05/2011 and filed for record on , in Instrument No. 20110519-0038474, Register's Office for Davidson County, Tennessee.

March 2, 2015

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20110519-0038475, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Instrument Number 20110519-0038474, 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-TN 3, LLC, a Delaware Limited Liability Company, his/her/their/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 Second day of March, 2015.

Shapiro & Ingle, LLP

By: Laura B Greene
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 2nd day of March, 2015, before me, a Notary Public, in and for said State and County, personally appeared Laura Greene, 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.

12-7-19
My commission expires:

Notary Public

JAMES ALBERT
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires December 7, 2019

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 $186,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Laura B Greene
Affiant - Agent

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

12-7-19
My commission expires:

Notary Public

JAMES ALBERT
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires December 7, 2019

PROPERTY ADDRESS: 4273 Rachel Donelson Pass, Hermitage, Tennessee 37076

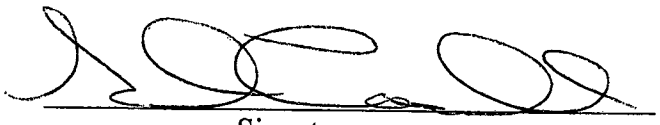
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
AH4R-TN 3, LLC, a Delaware Limited Liability Company
30601 Agoura Road
Agoura Hills, CA 91301

S&I File #15-063052
Map & Parcel -075 11 0A 120.00

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

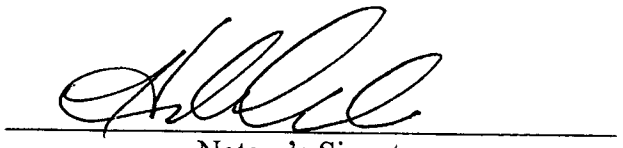
I, Eileen Caswell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



Signature

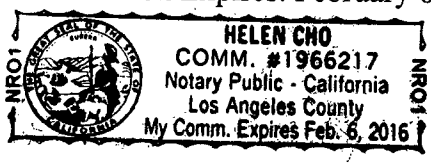
State of California
County of Los Angeles

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)