This instrument prepared by:
Paul T. Housch, Esq. BPR #011538
Suite 310, 222 Second Avenue North
Nashville, Tennessee 37201

Davidson County DEEDTRS
Recvd: 03/16/15 11:31 4 pgs
Fees:23.00 Taxes:351.50
20150316-0022248

FILE NO: 2014-213

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Michele Burks	(NAME) Same as new owner	Map and Parcel No.
(STREET ADDRESS) 112 Still Water Avenue	(STREET ADDRESS)	05104006600
(CITY) (STATE) (ZIP) Hendersonville TN 37075	(CITY) (STATE) (ZIP)	

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 15, 2008 and recorded January 16, 2008 in Instrument No. 20080116-0004746, Register's Office of Davidson County, Tennessee, David Garza conveyed to Jason K. West, as Trustee for PrimeTrust Bank, its successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth (the "Deed of Trust"); and

WHEREAS, Mr. Paul T. Housch, Attorney, the owner and holder of the indebtedness secured by the Deed of Trust, as evidenced by Assignment of Deed of Trust recorded in Instrument No. 20140829-0079255, Register's Office of Davidson County, Tennessee, has appointed James Bryan Lewis, Esq., a resident of Davidson County, Tennessee, as Substitute Trustee by instrument of record in Instrument No. 20141017-0096010, said Register's Office; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and Mr. Paul T. Housch, Attorney has requested said Substitute Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of the Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of the Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on February 13, 2015 and was advertised a total of three times, prior to the actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on March 6, 2015 at the front door of the Metropolitan Government of Nashville and Davidson County, Tennessee Courthouse, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Michele Burks, at and for the sum of $95,000.00, that being the highest and best bid offered; and

WHEREAS, Michele Burks has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, with the balance being applied to the indebtedness for which property was sold, and to subordinate lienholders in order of priority.

NOW, THEREFORE, in consideration of the premises and the payment by Michele Burks of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Substitute Trustee does hereby grant bargain, sell, transfer and convey unto the said **Michele Burks, a married person,** the Grantee herein, her successors and assigns, the property above mentioned and now further described real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Being the same property conveyed to David Garza by deed of record in Instrument No. 20080116-0004745, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $95,000.00

Subscribed and sworn to before me this the 16th day of March, 2015

Affiant

My commission expires: 11-6-18
(Affix Seal)

Notary Public

This is improved property known as 111 West Webster Street, Madison, Tn. 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns.

The undersigned is lawfully seized of the said real estate, has the right to convey the same and the title is unencumbered except for those encumbrances having priority over the Deed of Trust hereinabove referenced, 2015 and subsequent years real property taxes and redemption rights of the Internal Revenue Service for federal tax liens recorded in Instrument #20130610-0058450, Instrument #20120620-0053956, and Instrument #20110610-0044530, Register's Office, Davidson County, Tennessee. The undersigned warrants and shall defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of those persons, CLAIMING BY, THROUGH, OR UNDER THE SUBSTITUTE TRUSTEE ONLY, BUT NO FURTHER OR OTHERWISE.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. This instrument may be executed in one or more counterparts, each of which shall be deemed an original, all of which together constitute the same instrument.

Witness my hand this 16 day of March, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JAMES BRYAN LEWIS, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Bryan Lewis**, **Substitute 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 16 day of March, 2015.

REBECCA A. DASHBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 1-11-17

EXHIBIT "A"

Land In Davidson County, Tennessee, Being the following Two (2) parcels or tracts described as follows:

TRACT ONE: A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by Cantrell, Connel and Morrison, Engineers, dated February 9, 1955, as follows: Beginning at an iron pin on the northerly margin of Webster Street, the easterly line of the property conveyed to the Nashville Pistol and Revolver Club, Inc., by deed from W.M. Graham and wife of record in Book 1810, page 469, Register's Office for said Country, thence with said street, south 64 deg. East 150 feet to an iron pin; thence North 23 deg. 30' East 150 feet; thence westwardly 161 feet, more or less to the westerly line of the Nashville Pistol and Revolver Club, Inc. property; thence with their easterly line, South 18 deg. 33' West 150 feet to the beginning.

TRACT TWO: A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by Cantrell, Connel and Morrison, Engineers, dated February 9, 1955, as follows: Beginning at an iron pin on the northerly margin of Webster Street, the easterly line of the property conveyed to the Nashville Pistol and Revolver Club, Inc., by deed from W.M. Graham and wife of record in Book 1810, page 469, Register's Office for said County, being 150 feet north of the northerly margin of Webster Street; thence with their easterly line, North 18 deg. 33' East 112.5 feet to Cartwright's southerly line; thence with said line, South 55 deg. 175 feet; thence South 23 deg. 30' West 80 feet, more or less, to a point 150 feet north of the northerly margin of Webster Street; thence westwardly 161 feet, more or less, to the beginning.

True Copy Certification

I, Kay B. Housch, 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.

Kay B Housch
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, [KAY B HOUSCH] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A Haines
Notary's Signature

My Commission Expires: 10-21-2018
Notary' Seal (if on paper)

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018