This instrument prepared by:
Lawless & Associates, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150018827 DEEDTRS
Recvd: 03/16/15 12:19 4 pgs
Fees:23.00 Taxes:447.70
20150316-0022273

ADDRESS NEW OWNER:	MAP AND PARCEL NO.:	SEND TAX BILL:
Ida Michele Williams 4035 Whites Creek Pike Whites Creek, TN 37189	Map/par. 092-02-387.00	New Owner

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Faith United Community Church, Inc. by Deed of Trust dated March 24, 2006, transferred to Mark D. Thomas, Trustee certain property described in said Deed of Trust (hereinafter the "Property"), said Deed of Trust being filed for record at Instrument No. 20060329-0035605, and modified by instrument of record at Instrument No. 20110420-0030352, Register's Office for Davidson County, Tennessee (collectively the "Deed of Trust"); and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said appointment being filed for record at Instrument No. 20150123-0006825, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid and the lawful owner and holder of the debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement on February 5, 12 & 19, 2015 in the *Nashville Scene*, a newspaper of general circulation, in Davidson County,

Tennessee as required by law and as required by the terms of the Deed of Trust. On February 26, 2015, at 10:00 a.m. the Substitute Trustee offered the Property for sale to the highest bidder for cash, at public outcry at the Office of the Register of Deeds, 501 Broadway, Nashville, Tennessee when and where **Ida Michele Williams** (hereinafter the "Grantee") became the last and highest bidder for cash at a price of One Hundred Twenty-One Thousand and 00/100 Dollars ($121,000.00).

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, **Thomas W. Lawless, as Substitute Trustee** (and not otherwise) does hereby convey the Property to the Grantee and the Grantee's heirs, successors and assigns.

TO HAVE AND TO HOLD said Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Thomas W. Lawless, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under him, but no further or to any greater extent. The Property is sold AS IS, WHERE IS AND WITH ALL FAULTS, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MECHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR USE OR PURPOSE. The Substitute Trustee will make no covenant of seisin, marketability of title or warranty of title, express or implied.

THIS conveyance is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments (plus penalties, interest and costs) which exists as a lien against the said Property; any restrictive covenants, easements or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not

otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any and all prior deeds of trusts, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale. This conveyance is also subject to any matter that an inspection and accurate survey of the property might disclose.

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 13 day of March, 2015.

Thomas W. Lawless

Thomas W. Lawless, as Substitute Trustee, and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Thomas W. Lawless, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he is the appointed Substitute Trustee under the Deed of Trust and as such Substitute Trustee is authorized to execute this instrument and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of March, 2015.

Mandy Gomaz

Notary Public

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/11/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $121,000.00.

Brandy Gonzon
AFFIANT

Sworn and subscribed before me
this 16th day of March, 2015.

Nancy E. Hopson
NOTARY

NANCY E. HOPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

My commission expires: 9-10-2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 75, Block No. 1, as shown on the map entitled the Map of Subdivision of the Heffernan Place, of record in Book 161, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FAITH UNITED COMMUNITY CHURCH, INC., A NOT FOR PROFIT CORPORATION, by deed from ABUNDANT LIFE MINISTRIES, INC., A NOT FOR PROFIT CORPORATION, of record in Instrument No. 20060329-0035604, dated March 24, 2006, said Register's Office.

The address of the property is, upon best information and knowledge, believed to be 2422 Alameda Street, Nashville, Davidson County, Tennessee 37208.