This instrument prepared by:
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WSC 7134-119901-FC

BILL GARRETT, Davidson County
Trans:T20150021677 DEEDTRS
Recvd: 03/25/15 10:08 2 pgs
Fees:13.00 Taxes:175.75
20150325-0025528

Tennessee
Map # 108-12-0A-014.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 10, 2007, and recorded in Register's Instrument No. 20080104-0000907 in the Register's Office of Davidson County, Tennessee, Pamela McLemore an unmarried woman, conveyed to Lenders Title & Escrow, LLC, Trustee(s), 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Register's Instrument No. 20090324-0026272 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, the said property was by the undersigned, 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 March 17, 2015, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Les Lazarus, single, whose address is 915 Lewisburg Pike, Franklin, TN 37604 being the highest and best bidder, became the purchaser of said property at and for the sum of THIRTY TWO THOUSAND ONE HUNDRED NINETY AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by Les Lazarus, single of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Les Lazarus, single, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

All that parcel of land in County of Davidson, State of Tennessee, as more fully described in Document 20010625-0067035 and being, more particularly described as follows: A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 14 of Lot No. 46 in a Horizontal Property Regime as shown on the condominium site plan of Quail Valley, Phase Seven, Section Four, as of record in Plat Book 5200, Page 522, Register's Office for Davidson County, Tennessee. The premise herein is a condominium, apartment established pursuant to the provision of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 ET SEQ. of the Tennessee code annotated and is subject to the provisions and requirement thereof, to the By-Laws for the administration thereof, to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Quail Valley, Phase Seven, Section Four, as of record in Plat Book 5200, Page 522, and Master Deed of record Book 5884, Page 534 as amended in Book 6058, Page 828 and Book 6081, Page 130; By-Laws of record in Book 5884, Page 566, and deed conveying common area of record in Book 6101, Page 154, and Book 7716, Page 828, said Register's Office.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Pamela D. McLemore, (his/hers/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument Number 20080104-0000906, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Les Lazarus, single, his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

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

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on March 17, 2015 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 17, 2015 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

KATHY S RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 05-07-2018

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1343 Quail Valley Road,
Nashville, TN 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Les Lazarus, single
915 Lewisburg Pike
Franklin TN 37604

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STATE OF TENNESSEE – COUNTY OF _____
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~[illegible]~~
AFFIANT_____
SUBSCRIBED AND SWORN TO BEFORE ME, March 17, 2015
NOTARY PUBLIC_____
MY COMMISSION EXPIRES_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 49,500
_____, **Affiant**
Subscribed and sworn before me this the
25 **Day of** March 15
_____, **Deputy Register**