BILL GARRETT, Davidson County
Trans:T20150028597 DEEDTRS
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Fees:13.00 Taxes:518.00
20150416-0033676

This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WSC 1701-119172-FC

Tennessee
Map # 087-02-0-042.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 21, 2009, and recorded in Register's Instrument No. 20090127-0006970 in the Register's Office of Davidson County, Tennessee, Ryan Reynolds a/k/a Ryan J. Reynolds, unmarried, conveyed to Jonathan R. Vinson, 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. 20140915-0084439 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 February 19, 2015 at which time said sale was postponed and held on April 2, 2015, at the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201 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 Carl W. Crews, III, single, whose address is 6060 Hagars Grove Pass, Hermitage, TN 37076 being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED FORTY THOUSAND 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 Carl W. Crews, III, 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 Carl W. Crews, III, 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:

BEING Lot No. 51 on the Plan of New Hope Meadows, Phase II, of record in Plat Book 6900, page 724, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

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

Ryan J. Reynolds and Lee Ann Bowman, (his/hers/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument Number 20130813-0084981, 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 Carl W. Crews, III, 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 April 2, 2015 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 2, 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
1225 Firefly Road,
Hermitage, TN 37076-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Carl W. Crews, III, single
6060 Hagars Grove Pass
Hermitage TN 37076

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STATE OF TENNESSEE – COUNTY OF Davidson
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $140,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, April 2, 2015
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/30/15

DANIEL FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY