New Owner | Tax Bills | Map 081-02-0
Parcel 4.00

Urban Housing Solutions, Inc. SAME
822 Woodland Street
Nashville, Tn. 37206

BILL GARRETT, Davidson County
Trans:T20150031342 DEEDTRS
Recvd: 04/24/15 14:13 3 pgs
Fees:18.00 Taxes:288.27
20150424-0037006

Prepared by
Alan D. Mazer
822 Woodland Street
Nashville, Tn. 37206

SUBSTITUTE TRUSTEE'S DEED

This indenture made on the 17th day of April, 2015, by and between Alan D. Mazer, Substitute Trustee (party of the first part) and Urban Housing Solutions, Inc., (party of the second part).

WHEREAS, on the 23rd day of April, 2009, Epandco Holdings, LLC executed a Deed of Trust, of record in Instrument 20090430-0039473, Register's Office for Davidson County, Tennessee, in which was conveyed to Mark B. Leedom, Trustee, the following parcel in Davidson County, Tennessee:

Being a parcel of land in Nashville, Davidson County, Tennessee, being part of Lot 1 on the plan of the division of Lots 12 and 13 of Harding and wife's Plan of record in Book 54, page 301, Register's Office of said County, and more particularly described according to survey of John M. Sullivan, dated 4/3/47 as follows:

Beginning at a stake in the northerly boundary of the Mary E. Bess property, said point being the NW corner of parcel "C" as set apart to Martin Alexander Ankenbauer by deed of record in Book 1165, page 29, said Register's Office; thence with the southerly boundary of the Bess property, N78deg. 30 min. W 140.5 feet to a stake, being the NE corner of parcel "A" as set apart to Ann B. Waterston by deed of record in Book 1165, page 29, said Register's Office; thence with the Waterston property boundary S01 deg. 08 min. W 296.4 feet to a stake; thence S 86 deg. 46 min. E 149.5 feet to a stake, Martin Alexander Ankenbauer's SW corner; thence with Ankenbauer's boundary, N 00 deg. 16 min. E 275 feet to the point of beginning.

Being the same property conveyed to Epandco Holdings, LLC, by deed of record in Instrument 20090430-0039472, said Register's Office, and to SDTEN, LLC and Shirley Ruebenson, Trustee of the Shirley B. Ruebenson Revocable Living Trust, dated November 16, 1988, by deed of record in Instrument 20090727-0070148, said Register's Office,

commonly known as 2707 Clarksville Pk., Nashville, Tn. 37208;

AND, WHEREAS, URBAN HOUSING SOLUTIONS, INC. became the holder of said Deed of Trust and the note secured thereby by Assignment of record in Instrument Number 20150209-

0011996, said Register's Office, and appointed Alan D. Mazer, Substitute Trustee, by instrument of record in Instrument Number 20150225-0016356, said Register's Office;

AND, WHEREAS, on the 17th day of April, 2015, at 12:00 noon at 501 Broadway, Nashville, Tennessee 37203, the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust, and Urban Housing Solutions, Inc. made the highest and best bid of Seventy-Seven Thousand Nine Hundred Eleven and 70/100 ($77,911.70) Dollars, which sum was in hand paid and identified as defined by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Alan D. Mazer, Substitute Trustee, does hereby bargain, sell, transfer and convey to the party of the second part, Urban Housing Solutions, Inc., the parcel or lot of land herein described, to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption of the maker of said note and all persons claiming under them. The party of the first part affirms that, as Substitute Trustee, he is lawfully seized of said property, has good right to convey it, and warrants unto said party of the second part, its heirs and assigns, the title of said property as against all persons claiming by, through, or under party of the first part, but no further or otherwise.

WITNESS the hand of the party of the first part on this 17th day of April, 2015.

ALAN D. MAZER, Substitute Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Alan D. Mazer, Substitute Trustee, who is personally known to me and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 2015.

NOTARY PUBLIC

Comm. Exp: 11/6/17

BRENT ELROD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $77,911.70.

AFFIANT

Subscribed and sworn to before me on this 17th day of April, 2015.

NOTARY PUBLIC

Comm. Exp: 11/6/19

BRENT ELROD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON