This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WSC 1701-120755-FC

Davidson County DEEDTRS
Recvd: 05/18/15 15:26 3 pgs
Fees:18.00 Taxes:285.64
20150518-0045694

Tennessee
Map # 042-11-0B-024.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 17, 2009, and recorded in Register's Instrument No. 20091221-0115679 in the Register's Office of Davidson County, Tennessee, Randall E. Davis and Phyllis E. Davis, husband and wife, conveyed to Grissim 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. 20150326-0025894 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 April 30, 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 Equity Trust Company FBO Michael Luning IRA, whose address is 10924 Sequoia Rd , Forestville, CA 95436 being the highest and best bidder, became the purchaser of said property at and for the sum of SEVENTY SEVEN THOUSAND TWO HUNDRED 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 its bid.

NOW, THEREFORE, in consideration of the premises and the payment by Equity Trust Company FBO Michael Luning IRA 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 Equity Trust Company FBO Michael Luning IRA, its successors 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:

Land in Davidson County, Tennessee being Apartment Unit No. 300 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, Page 179, and amended by First Amendment in Book 4808, page 829, by Second Amendment in Book 5102, page 383, by Third Amendment in book 6380, page 989, by Fourth Amendment in Book 6484, page 287, by Fifth Amendment in Book 9654, page 906 and by Sixth Amendment in Instrument No. 20040804-0093767, undivided percentage interest in Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the Plan of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such unit.

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

Randall E. Davis and Phyllis E. Davis, husband and wife, (his/her/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20091221-0115678, 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 Equity Trust Company FBO Michael Luning IRA, its successors and 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 30, 2015 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 30, 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

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
300 Plymouth Rock Court,
Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Equity Trust Company FBO Michael Luning IRA
10924 Sequoia Rd
Forestville CA 95436

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STATE OF TENNESSEE – COUNTY OF Williamson
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,200.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, April 30, 2015
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-6-16

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.
My Commission Expires

True Copy Certification

I, Charles A. Sullivant, Jr., 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

