BILL GARRETT, Davidson County
Trans:T20150050020 DEEDTRS
Recvd: 06/23/15 10:46 2 pgs
Fees:13.00 Taxes:329.67
20150623-0059954

G#27334-4
Prepared by: Rodney M. Scott, Attorney, 12 Public Square, Murfreesboro, TN 37130, from information provided by the parties

NAME AND ADDRESS OF NEW OWNER:

Jonina Butler
Kathryn Butler
3006 Brightwood Ave.
Nashville, TN 37211

SEND TAX BILLS TO:

SAME

Map & Parcel: 09210008400

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 29, 2014, recorded in Instrument No. 20140203-0009281, Register's Office for Davidson County, Tennessee, BIJC, LLC, conveyed to Dallas G. Caudle, Jr., Trustee, the hereinafter described property to secure the indebtedness set forth therein; and

WHEREAS, by instrument dated April 2, 2015, and recorded in Instrument No. 20150409-0031445, Register's Office for Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed Rodney M. Scott as Substitute Trustee in place of Dallas G. Caudle, Jr.; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Rodney M. Scott, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Rodney M. Scott, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in The Nashville Ledger, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the said newspaper under the dates of April 24, May 1 and May 8, 2015, stating that on May 20, 2015, at or about the hour of 10:00 a.m., at the sale site of 3212 Torbett Street, Nashville, TN, 37209, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, in bar of all equities of redemption including but not limited to all right of homestead, exemption in and equitable and statutory redemption, all right of dower and curtesy, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid taxes, restrictive covenants, easements and setback lines, etc. applying to the within described property and appearing of record in the Register's Office for Davidson County, Tennessee; any and all prior liens or encumbrances that may exist against the aforesaid property; and any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal. This sale is also subject to any matter that an accurate survey of the premises might disclose.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Rodney M. Scott, Substitute Trustee, offered said property for sale at public outcry and sold said property to the highest, best and last bidder thereon, Jonina Butler and Kathryn Butler, at the bid of $89,100.00, of which amount $238.00 was paid to The Nashville Ledger newspaper for the cost of publication, and the remainder applied to the indebtedness of FRANKLIN SYNERGY BANK, formerly MIDSOUTH BANK, I, the undersigned, Rodney M. Scott, Substitute Trustee, in consideration of the sum of the highest, best and last bid, as set forth above, do hereby bargain and sell, and by these presents transfer and convey unto the said bidder, Jonina L. Butler, unmarried, as to a 70% undivided interest, and Kathryn J. Butler, unmarried, as to a 30% undivided interest, as joint tenants with right of survivorship, (hereinafter referred to as Grantees), their successors and assigns, the following described parcel of real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of T. M. Steger's Clifton Pike Subdivision of Barrow Place, as shown on plat of record in Plat Book 421, page 112, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 40 fronts 40 feet on the North side of West Hill Street, now Torbett Street and extends back between parallel lines 125 feet, more or less, to an alley.

Being the same property conveyed to BIJC, LLC, a Tennessee limited liability company, by Deed from Renasant Bank, recorded in Instrument No. 20121109-0103753, Register's Office for Davidson County, Tennessee.

This is improved property known as 2920 Torbett Street, Nashville, TN, 37208

SUBJECT to any and all matters of record affecting the subject property; all of the Register's Office of Davidson County, Tennessee, and the zoning regulations of the appropriate governmental body.

Notice pursuant to former T. C. A. §35-5-117, was not given as said statute has been repealed. All statutory foreclosure waiting periods have been met, as the loan secured by the aforesaid property is exempt

under 12 CFR 1024.5(b) and 12 CFR 1026.3(a) as being a loan for business, commercial, or agricultural purposes.

THIS SALE IS SUBJECT TO any and all unpaid taxes, rollback taxes, restrictive covenants, easements and setback lines; any and all prior liens or encumbrances against the aforesaid property; any statutory rights of redemption not otherwise waived in the Deed of Trust of Franklin Synergy Bank, formerly MidSouth Bank, as set forth in Instrument No. 20140203-0009281, Register's Office for Davidson County, Tennessee, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

TO HAVE AND TO HOLD said property together with all the appurtenances, estate, title and interest thereunto belonging to said Grantees, Jonina Butler and Kathryn Butler, their successors and assigns, forever.

And I do further transfer and assign unto the said **Grantees, Jonina Butler and Kathryn Butler**, all the rights and benefits of the covenants and warranties contained in said Deed of Trust in as full and ample a manner I can or should do, but I convey and assign as Substitute Trustee only, and not any further or otherwise, and am not bound personally upon said covenants and warranties.

WITNESS my hand this 18th day of June, 2015.

Rodney M. Scott, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rodney M. Scott, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, on this the 18th day of June, 2015.

Notary Public

My Commission expires: 11/23/15

BROOK MARTIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

MY COMMISSION EXPIRES: November 23, 2015

STATE OF TENNESSEE)
DAVIDSON)
COUNTY OF ~~RUTHERFORD~~)

The actual consideration or value, whichever is greater, for this transfer is $89,100.00.

Affiant

Sworn to and subscribed before me, this 19th day of June, 2015.

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 2/13/17