This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
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WSC 7062-121594-FC

BILL GARRETT, Davidson County
Trans:T20150068790 DEEDTRS
Recvd: 08/17/15 09:28 2 pgs
Fees:13.00 Taxes:203.50
20150817-0082145

Tennessee
Map # 119-12-0-064.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 25, 2007, and recorded in Register's Instrument No. 20071101-0129070 in the Register's Office of Davidson County, Tennessee, Herbert Richards, a single man, conveyed to Richmond Title Services, LP, 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 Registers instrument 20150612-0055737 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 July 9, 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 Rimon G. Makar, a married man and Janet Gerges, a married woman, whose address is 762 Peach Orchard Drive , Nashville, TN 37204 being the highest and best bidder, became the purchaser of said property at and for the sum of FIFTY FIVE 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 Rimon G. Makar, a married man and Janet Gerges, a married woman 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 Rimon G. Makar, a married man and Janet Gerges, a married woman, their 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:

The land referred to herein is situated in the State of Tennessee, County of Davidson described as follows: Land in Davidson County, Tennessee, being Lot No. 168 on the Map of Battlewood, Section II, as of record in Book 1835, Pages 95 and 96, Register's Office for said County. Said Lot No. 168 runs 92 feet on the easterly side of Drummonds Drive and runs back between lines 260.40 feet on the northerly line and 221.51 feet on the southerly line to a dead line in the rear on which it measures 132 feet.

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

Herbert Richards and Ronda Richards, husband and wife, (his/hers/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20060918-0115586, 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 Rimon G. Makar, a married man and Janet Gerges, a married woman, 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 July 9, 2015 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 9, 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
806 Drummond Drive,
Nashville, TN 37211-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Rimon G. Makar, a married man and Janet Gerges, a married woman
762 Peach Orchard Drive
Nashville TN 37204

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STATE OF TENNESSEE – COUNTY OF _____
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $55,000.00
AFFIANT_____
SUBSCRIBED AND SWORN TO BEFORE ME, July 9, 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
$ 55,000.00
Rimon Makar, **Affiant**
Subscribed and sworn before me this the
17 **Day of** August, 2015.
Brandi Weeks, **Deputy Register**