**THIS INSTRUMENT PREPARED BY:**

RCO Legal, P.S.
2970 Clairmont Road NE, Suite 780
Atlanta, GA 30329
770-234-9181

Davidson County DEEDTRS
Recvd: 10/19/15 12:30 3 pgs
Fees:18.00 Taxes:495.84
**20151019-0106069**

**RETURN TO:**

Les Lazarus and Dan Heichelbech
915 Lewisburg Park
Franklin, TN 37064

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 08/31/07, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20070907-0107741, Paul W T McKelvey, unmarried and Elizabeth McKelvey, unmarried conveyed to Larry A. Weissman, Shelby County, TN, as Trustee, in the amount of $143,000.00 in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Suntrust Mortgage, Inc, its successors and assigns the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 20150903-0089795 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 09/11/15, 09/18/15, 09/25/15, by which advertisement the sale was held on October 8, 2015, at the at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, Samantha Carns, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Les Lazarus and Dan Heichelbech, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $134,010.00; and

WHEREAS Les Lazarus and Dan Heichelbech has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Les Lazarus and Dan Heichelbech as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Les Lazarus and Dan Heichelbech, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Section 1, Warner Park Valley of record in Book 3600, page 12, 13 and 14 Register's Office for said County.

Said Lot No. 83 fronts 101.37 feet on the easterly margin of Percy Warner Boulevard and extends back 150.0 feet on the northerly line and 150.0 feet on the southerly line to a dead line in the rear, measuring 98.63 feet thereon.

Being the same property conveyed to Paul W. T. McKelvey, unmarried, and Elizabeth McKelvey, unmarried as tenants in common, with right of survivorship by deed from Stephen P. Landers, unmarried, of record in Doc. No. 20060724-0088510 dated and executed on July 21, 2006 and recorded on July 24, 2006 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20060803-0094499, said Register's Office, Elizabeth McKelvey, unmarried, conveyed her interest in subject property to her son, Paul W. T. McKelvey. By QuitClaim Deed of record in Doc. No. 20060803-0094501, said Register's Office, subject property was conveyed to Paul W.T. McKelvey and his mother, Elizabeth McKelvey, as tenants in common with right of survivorship.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600 Page 12, 13, and 14, said Register's Office, which Plan shows a 30 foot minimum building setback line from Percy Warner Boulevard and a 25 foot easement for public utility purposes along the rear line of said lot and a 5 foot drainage easement located on the side line of said lot and an easement for overhang across the front line of said lot and the Louisville and Nashville Railroad Right of Way across the rear portion of said lot.

If the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto said Les Lazarus and Dan Heichelbech its successors and assigns forever, to whom the said, Priority Trustee Services of TN, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 14 day of October, 2015.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Joel Freedman
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 14 day of October, 2015 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Joel Freedman, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Priority Trustee Services of TN, LLC, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

CBurn

Notary Public

My Commission Expires: 1/30/2019

C. BOLDEN NOTARY PUBLIC MY COMMISSION EXPIRES JAN. 30, 2019 DEKALB COUNTY, GEORGIA

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STATE OF GEORGIA

COUNTY OF DEKALB I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $134,010.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 14 day of October, 2015.

CBurn

Notary Public

My Commission Expires: 1/30/2019

C. BOLDEN NOTARY PUBLIC MY COMMISSION EXPIRES JAN. 30, 2019 DEKALB COUNTY, GEORGIA

File No. 7345.28598
Property Address: 948 PERCY WARNER BLVD NASHVILLE, TN 37205

Mail Tax Notices To and Property Owner:
Les Lazarus and Dan Heichelbech
915 Lewisburg Park
Franklin, TN 37064

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

