366 Leo Lane, Nashville, Tennessee 37211

BILL GARRETT, Davidson County
Trans:T20150094163 DEEDTRS
Recvd: 11/04/15 14:08 3 pgs
Fees:18.00 Taxes:375.05
20151104-0112525

This Instrument Prepared By:
David M. Smythe
SMYTHE & HUFF
Suite 333- Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Pinnacle Bank 150 Third Avenue, South Suite 900 Nashville, Tennessee 37201	Same	Map No. 148-5 Parcel No. 187

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $101,365.00.

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2015

Notary Public

My Commission Expires: January 8, 2019

SHELLEY L. ORR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WHEREAS, by Deed of Trust dated April 28, 2006 of record in Instrument No. 20060501-0049588, Register's office for Davidson County, Alejandro Rosales Diaz, unmarried, conveyed to Richard A. Northcutt, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20150930-0099468, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary, Pinnacle Bank, the Assignee of MiCasa of America, LLC, 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 of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in

The Tennessean / Davidson A.M. Edition on October 9, 2015, October 16, 2015 and October 23, 2015; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 2nd day of November, 2015, at 10:00 o'clock a.m. at the south front door of the Davidson County Courthouse, Court Square, Nashville, 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, Pinnacle Bank, being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred and One Thousand Three Hundred Sixty Five and no/100th Dollars ($101,365.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Pinnacle Bank, the following real estate:

> Being Lot No. 30, on the Plan of Haywood Heights, Section Two, of record in Book 2663, Page 13, Register's Office for Davidson County, Tennessee.
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> Said Lot No. 30 fronts 85 feet on the Northerly side of Leo Lane, and extends back 140 feet on the Westerly line and 207 feet on the Easterly line, to a dead line in the rear, measuring 100.5 feet thereon.
>
> Being the same property conveyed to Alejandro Rosales Diaz by Deed of record in Instrument No. 20060501-0049587, said Register's Office.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in hand and free from all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including a statutory right to an elective share in the property in the maker of said Deed of Trust and all persons claiming through and under said Maker.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Pinnacle Bank, its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes and applicable condominium or homeowner assessments, if any, which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 3rd day of November, 2015.

David M. Smythe, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Shelley L. Orr, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 3rd day of November, 2015.

Notary Public

My Commission Expires:

January 8, 2019

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY