This instrument prepared by:
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WSC 7233-123078-FC

BILL GARRETT, Davidson County
Trans:T20150094426 DEEDTRS
Recvd: 11/05/15 12:02 2 pgs
Fees:13.00 Taxes:185.00
20151105-0112810

Tennessee
Map # 136-03-0A-047.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 30, 1989, and recorded in Book 7879, Page 266 in the Register's Office of Davidson County, Tennessee, Gerald W. Pugh and wife, Ellen S. Pugh, conveyed to D.J. Atkins of Chesterfield Co., VA and Harold I. Brooks of Henrico Co., VA, 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 20150625-0060906 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 August 6, 2015 at which time said sale was postponed and held on October 22, 2015, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center 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 Joshua Lugo, single, whose address is 2826 Hartford Drive , Nashville, TN 37210 being the highest and best bidder, became the purchaser of said property at and for the sum of FIFTY 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 Joshua Lugo, single 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 Joshua Lugo, single, his 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:

Real estate and improvements located thereon in Davidson County, Tennessee, and more particularly described as follows, to-wit: A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 47, Building No. 12 in a Horizontal Property Regime, located on the Plat of Priest Lake Park Condominium Townhouses, Phase I, as of record in Book 4460, Page 88, Register's Office for said County, to which reference is here made.

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

Gerald W. Pugh and wife, Ellen S. Pugh, (his/hers/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Book7879, Page 260, 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 Joshua Lugo, single, 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 October 22, 2015 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 22, 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
4000 Anderson Road Unit #47,
Nashville, TN 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Joshua Lugo, single
2826 Hartford Drive
Nashville TN 37210

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~~STATE OF TENNESSEE~~ – COUNTY OF _____
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00
AFFIANT_____
SUBSCRIBED AND SWORN TO BEFORE ME, October 22, 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 $50,000
_____, Affiant
Subscribed and sworn before me this the 5th Day of Nov, 20 15
L. Chandler, Deputy Register