PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216
(704)333-8107
Fax (704)333-8156

BILL GARRETT, Davidson County
Trans:T20150107432 DEEDTRS
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Fees:18.00 Taxes:419.58
20151221-0127917

**S&I:15-101412**
**Davidson COUNTY**

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 22, 2014, recorded in Instrument No. 201409040080803, in the Register's Office of Davidson County, Tennessee, Stephanie D. King conveyed to Clarity Title LLC, Trustee, 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 201506300062864, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder 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, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the Nashville Ledger such advertisement appearing in said newspaper on November 13, 2015, November 20, 2015, November 27, 2015 by which advertisement the sale was appointed to be held on December 4, 2015, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 1:30 PM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Breckenridge Property Fund 2015, LLC for the sum of $113,401.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Breckenridge Property Fund 2015, LLC, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Breckenridge Property Fund 2015, LLC the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Ingle, LLP, a Tennessee limited liability partnership, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Breckenridge Property Fund 2015, LLC, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to wit:

Being part of Lot No. 14 on the Plan of Anderson Estates, of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and being identified as Lot No. 55 on the Revised Plan of said Subdivision, not of record, described as follows:

Beginning on the Easterly margin of May Drive, 130 feet North of the Northerly margin of Roosevelt Drive; thence Eastwardly 174 feet along the Northerly line of property by an instrument of record in Book 2300, Page 463, said Register's Office to the Westerly line of Lots Nos. 40 and 41 Northwardly 120 feet; thence Westwardly 174 feet to the Easterly margin of May Drive; thence with said Drive; 120 feet to the beginning.

Being the same property conveyed to William King, Jr., a married man and Monterrica Blake, a married woman, joint tenants from Mark Hamilton, a married man by deed dated 07/18/2008 filed for record on 08/01/2008 in Instrument No.20080801-0079437, in the Register's Office for Davidson

County, Tennessee.

Wilson and Associates, PLLC was named as Successor Trustee in Instrument No. 20140425-0035128.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 201409040080803, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Special Warranty Deed recorded at Instrument # 20140904-0080802, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

**SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.**

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Breckenridge Property Fund 2015, LLC, his/her/their/its successors and assigns, in fee simple forever, to whom the said Shapiro & Ingle, LLP, a Tennessee limited liability partnership, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Ingle, LLP, a Tennessee limited liability partnership, Substitute Trustee, has hereunto set its hand and seal this Eighth day of December, 2015.

Shapiro & Ingle, LLP, a Tennessee limited liability partnership

By: _____
Jonathan Davis
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 8th day of December, 2015, before me, a Notary Public, in and for said State and County, personally appeared Jonathan Davis, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Ingle, LLP, a Tennessee limited liability partnership, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

_____
My commission expires:
March 26, 2018

_____
Notary Public
Michelle Toney

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $113,401.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant - Agent

Subscribed and sworn to before me on the date written above.

_____
My commission expires:
March 26, 2018

_____
Notary Public
Michelle Toney

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018

**PROPERTY ADDRESS:** 304 May Dr, Madison, Tennessee 37115

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Breckenridge Property Fund 2015, LLC
2015 Manhattan Beach Blvd, Suite 100
Redondo Beach, CA 90278

**S&I File #15-101412**
**Map & Parcel -043 06 0 077.00**

RETURN TO:

BRECKENRIDGE PROPERTY FUND 2015, LLC

2015 MANHATTAN BEACH BLVD, SUITE 100

REDONDO BEACH, CA 90278

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.