This instrument prepared by:
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Attorney at Law
208 Adams Avenue
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901-526-8296
WSC 1882-124684-FC

BILL GARRETT, Davidson County
Trans:T20160017172 DEEDTRS
Recvd: 03/02/16 11:24 2 pgs
Fees:13.00 Taxes:222.00
20160302-0019916

Tennessee
Map # 043-14-0-184.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 31, 2002, and recorded in Register's Instrument Number 20030106-0001568 in the Register's Office of Davidson County, Tennessee, Eric Lillard, a married man and Kandie S. Lillard, a married woman, conveyed to Hatcher Escrow Company of Sumner County, Tennessee, 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 instrtument 20151214-0125644 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 January 7, 2016 at which time said sale was postponed and held on February 18, 2016, at the Front Entrance of the Historic Davidson County Courthouse, One Public Square, Nashville, 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 Capital Invest, LLC, whose address is 728 Crestmark Drive , Mt. Juliet, TN 37122 being the highest and best bidder, became the purchaser of said property at and for the sum of SIXTY 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 its bid.

NOW, THEREFORE, in consideration of the premises and the payment by Capital Invest, LLC 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 Capital Invest, LLC, its successors 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:

Land in Davidson County, Tennessee, being part of Lot No. 24 on the unrecorded Map of Margaret L. Dickenson's Subdivision, and described according to a survey by Bob Cummings, Land Surveyor, dated June 14, 1976, as follows:
Beginning at a point in the easterly margin of Lanier Drive at an iron pin being the common corner of Lot Nos. 23 and 24 (corner to Winsett Property); thence with the margin of said drive, South 30 deg. 15' West 45 feet to a rock retaining wall; thence leaving said margin of said drive South 70 deg. 6' East 142.48 feet to an iron pin; thence South 3 deg. 59' West 53.95 feet to an iron pin in the southerly line of Lot No. 24; thence with said southerly line South 86 deg. 01' East 102 feet to a concrete monument, being the Southeast corner of Lot No. 24; thence North 6 deg. 42' East 70 feet to an iron pin, being the Northeast corner of Lot No. 24; thence North 70 deg. 6' West 231.36 feet to an iron pin, being the point of beginning.

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

Eric Lillard, a married man, (his/her/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20030106-0001567, 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 Capital Invest, LLC, its successors and 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 February 18, 2016 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 18, 2016 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
245 B Lanier Drive,
Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Capital Invest, LLC
728 Crestmark Drive
Mt. Juliet TN 37122

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STATE OF TENNESSEE/ COUNTY OF Davidson
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, ~~February 18, 2016~~ March 2, 2016
NOTARY PUBLIC L. Chandler, Dep Reg
~~MY COMMISSION EXPIRES~~