This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WSC 1701-124658-FC

Davidson County DEEDTRS
Recvd: 03/03/16 09:21 3 pgs
Fees:18.00 Taxes:346.32
20160303-0020249

Tennessee
Map # 133-12-0-100.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 10, 2005, and recorded in Register's Instrument No. 20050527-0060354 in the Register's Office of Davidson County, Tennessee, Shirley Graham and husband Dennis Keith Graham, conveyed to Everett L. Anschutz, Jr., 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 20151221-0128187 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 12, 2016 at which time said sale was postponed and held on February 16, 2016, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center, 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 Broadway Investment Group Co, whose address is 548 Tobylynn Drive , Nashville, TN 37211 being the highest and best bidder, became the purchaser of said property at and for the sum of NINETY THREE THOUSAND SIX HUNDRED 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 Broadway Investment Group Co 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 Broadway Investment Group Co, 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:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 54, on the Plan of Windsor Park, of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee. Said Lot 54 fronts 67.6 feet on the easterly side of Tampa Drive and runs back 217.00 feet on the southerly lot line and 208.85 feet on the northwesterly lot line to a line in the rear which measures 68.10 feet thereon, subject to Avigation Easement and Contract in Book 9242, Page 883, Register's Office of Davidson County, Tennessee. This conveyance is made subject to any and all zoning regulations, building setback lines, if any, easements and right for public utilities applicable to this property.

Shirley Graham, (his/her/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20050527-0060353, 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 Broadway Investment Group Co, 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 Feb 18, 2016 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee
Attorney, BPR#7816
WEISS SPICER CASH PLLC

STATE OF TENNESSEE
COUNTY OF SHELBY

On Feb 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
426 Tampa Drive,
Nashville, TN 37211-3522

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Broadway Investment Group Co
548 Tobylynn Drive
Nashville TN 37211

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STATE OF TENNESSEE – COUNTY OF _____
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,600.00
AFFIANT _____
(Sign/print/date)
SUBSCRIBED AND SWORN TO BEFORE ME, March 1, 2016

NOTARY PUBLIC _____

MY COMMISSION EXPIRES 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

