FILE NO.: 15-25168

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
277 MALLORY STATION ROAD
SUITE 115
FRANKLIN, TN 37067

Davidson County DEEDTRS
Recvd: 03/03/16 15:59 4 pgs
Fees:23.00 Taxes:484.70
20160303-0020749

SUBSTITUTE TRUSTEE'S DEED

TN155160

WHEREAS, Brian K. Cannon and Lavon Cannon conveyed to Gail C. Victory as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for New Freedom Mortgage Corporation, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated August 22, 2003 and recorded on September 30, 2003 in Instrument No. 20030930-0144162, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **CitiMortgage, Inc.**; and

WHEREAS, CitiMortgage, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20160107-0001491 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on February 18, 2016 at 10:00AM to the highest and best bidder for cash, at which sale AH4R-TN 3, LLC, a Delaware Limited Liability Company, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $131,000.00; and

WHEREAS, AH4R-TN 3, LLC, a Delaware Limited Liability Company has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by AH4R-TN 3, LLC, a Delaware Limited Liability Company as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto AH4R-TN 3, LLC, a Delaware Limited Liability Company, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Bell Crest, Section Two, a Planned Unit Development, of record in Book 9700, page 20, Register's Office for said County to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brian K. Cannon, a married man, by Warranty Deed from MCR Development Corp., a Tennessee corporation, dated April 30, 1997 and recorded May 1, 1997 in Book 10437, page 820, Register's Office for Davidson County, Tennessee.

Property commonly known as: 516 Bell Trace Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said AH4R-TN 3, LLC, a Delaware Limited Liability Company, its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN TESTIMONY WHEREOF, **Attorney Kyle Kotake** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 24th day of February 2016.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Kyle Kotake
Substitute Trustee

STATE OF GEORGIA
COUNTY OF COWETA

Before me, a Notary Public in the State and County aforementioned personally appeared Kyle Kotake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

LOAN CAO NOTARY PUBLIC COWETA COUNTY EXPIRES GEORGIA JUNE 10, 2019

Notary Public

My Commission Expires: _____

STATE OF GEORGIA
COUNTY OF COWETA

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $131,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kyle Kotake – as Agent

Subscribed and sworn to before me on this 24th day of February, 2016.

Notary Public

My Commission Expires: _____

LOAN CAO NOTARY PUBLIC COWETA COUNTY EXPIRES GEORGIA JUNE 10, 2019

Brock & Scott File No.: 15-25168
Property Address: 516 Bell Trace Lane, Antioch, TN 37013
Tax Parcel I.D. No.: 162 16 0E 036.00
Property Owner and Tax Notices:
AH4R-TN 3, LLC, a Delaware Limited Liability Company
30601 Agoura Road, Suite 200
Agoura Hills, CA 91301

True Copy Certification

I, Carrie Leonard, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of California

County of Los Angeles

Personally appeared before me, Helen Cho, a notary public for this county and state, Carrie Leonard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: February 6, 2020
Notary' Seal (if on paper)

