Prepared by:
Jaime L. DeRensis, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
211 Commerce Street, Suite 800
Nashville, Tennessee 37201

After recording return to

BILL GARRETT, Davidson County
Trans:T20160040318 DEEDTRS
Recvd: 05/13/16 15:34 10 pgs
Fees:53.00 Taxes:9869.61
20160513-0048118

Address of New Owner:	Send Tax Bills to:	Map & Parcel No.:
National Loan Acquisitions Company 9126 SW Ridder Road Wilsonville, Oregon 97070	National Loan Acquisitions Company 9126 SW Ridder Road Wilsonville, Oregon 97070	155-00-0-105.00

TRUSTEE'S DEED

This Trustee's Deed is made and entered into as of the 13th day of May, 2016, by Jaime DeRensis, not individually, but as a successor trustee.

WHEREAS, by Deed of Trust dated as of December 27, 2007, Charles D. Frost and Esther L. Frost (collectively, the "Borrower"), conveyed in trust to Andrew M. Hawkins, as Trustee, certain real property defined therein to secure payment of a debt in the original principal amount of $2,000,000.00, payable by Borrower to Tennessee Commerce Bank, recorded in Instrument Number 20071231-0148931 in the Office of the Register of Deeds of Davidson County, Tennessee (the "Register's Office"), as modified by that certain Modification of Deed of Trust of record at Instrument Number 20100216-0011932 in the Register's Office (collectively, the "Deed of Trust") the same being incorporated herein by reference; and,

WHEREAS, the Deed of Trust was assigned to 2012-SIP-1 Venture, LLC by that certain Assignment of Real Estate Deed of Trust dated as of October 18, 2012, by Federal Deposit Insurance Corporation in its capacity as Receiver for Tennessee Commerce Bank of record at Instrument Number 20121024-0097594 in the Register's Office; and,

WHEREAS, National Loan Acquisitions Company ("Lender") is the true and lawful owner and holder of the debt which is secured by the Deed of Trust pursuant to that certain Assignment of Deed of Trust dated as of March 1, 2016, of record at Instrument Number 20160323-0027636 in the Register's Office; and,

WHEREAS, the indebtedness secured by the Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the Lender, as the true and lawful owner and holder of the debt aforesaid which is secured by the Deed of Trust, declared the Deed of Trust to be in default, and notice was given of such default to Borrower, but following such notice, the default was not cured; and,

WHEREAS, by instrument recorded in Instrument Number 20160408-0033881 in said Register's Office, Lender, as such owner, holder and beneficiary, appointed Jaime DeRensis as Successor Trustee who is authorized to act in the place and stead of the Trustee; and,

WHEREAS, Lender directed Successor Trustee to sell the real property as provided in the Deed of Trust, and Successor Trustee caused notice to be published in *The Tennessean* that such property would be sold on May 13, 2016, at 11:00 A.M. Local Time at the Davidson County Courthouse, located at 1 Public Square, Nashville, Tennessee, such foreclosure notice appearing in said newspaper on April 15, 2016, April 22, 2016, and April 29, 2016; and,

WHEREAS, said sale was made subject to prior liens and encumbrances of record, including liens of real estate taxes, and any applicable restrictions, building liens, and easements;

WHEREAS, Lender has complied with the notice provisions of 26 U.S.C. § 7425(c) and Reg. §§ 301.7425-1 and T.C.A. § 67-1-1433(b)(2);

WHEREAS, Successor Trustee appeared at the above referenced location in Nashville, Tennessee, on May 13, 2016 at 11:00 A.M. Local Time, and offered the property for sale, and after opening the floor for competitive bids, the highest and best bid was made by National Loan Acquisitions Company, an Oregon corporation, in the amount of $2,667,463.15, which winning bid was accepted by the Successor Trustee and the property was sold to National Loan Acquisitions Company, for said amount.

NOW, THEREFORE, I, Jaime DeRensis, not individually but as Successor Trustee as aforesaid, in consideration of the premises, $10.00, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents do hereby convey unto National Loan Acquisitions Company, its successors and assigns ("Grantee"), all right, title and interest in and to the following real property (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the Property, free of all statutory and other rights of redemption of Borrower as provided in, but only to the extent provided in, the Deed of Trust.

Grantee hereunder accepts title to the Property and all improvements thereon, if any, in an AS IS, WHERE IS condition, and without representation or warranty from Successor Trustee and/or Lender as to any matter whatsoever. Without limiting the foregoing, **Successor Trustee disclaims all representations and warranties, express or implied, including warranties of merchantability or fitness for a particular use or purpose. Additionally, Successor Trustee disclaims all representations and warranties as to the absence or presence on or under the property of hazardous substances as defined by any environmental laws, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act or similar federal and state legislation (collectively, "environmental laws")**. Grantee accepts title to the Property subject to any problems arising in connection with the Property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of environmental laws, and potential flood hazards. By accepting this Trustee's Deed, Grantee agrees to indemnify and hold Successor Trustee harmless from any and all costs, expenses, and liability, including without limitation attorneys' fees, arising out of or in connection with any of the foregoing.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following to the extent applicable on the date hereof:

a. Any and all unpaid real and personalty taxes, plus penalty and interest, if any; such taxes will not be pro-rated or paid from the trust estate;

b. Any mechanic's and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which the foreclosure sale was held;

c. Such easements, building lines, recorded plans and restrictions as may be applicable and which take priority over the Deed of Trust upon which the foreclosure was held;

d. Any rights of redemption or otherwise held by the Internal Revenue Service or by the State of Tennessee;

e. Rights or claims of parties in possession;

f. Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the Property;

g. Any dedication of roads affecting the property and any governmental zoning and subdivision ordinances or regulations in effect;

h. Any prior or superior liens, judgment, deeds of trust or other interests of record;

i. Any and all deeds of trust, fixture filings, liens of any kind or nature, and/or leases which take priority over the Deed of Trust upon which the foreclosure sale was held; and

j. Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust under which the foreclosure was held.

This conveyance is subject to the right of the United States of America to redeem the property described herein as provided for in 26 U.S.C. Section 7425(d)(1). Attached hereto as EXHIBIT B is a copy of the notice provided to the United States of America by the Successor Trustee.

The undersigned Grantor as Successor Trustee believes the title hereby conveyed to be good except for prior liens of record, including without limitation those described hereinabove, and including any prior liens for taxes, and any applicable restrictions, building lines and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Successor Trustee, under the provisions of the above described Deed of Trust, AND NO FURTHER OR OTHERWISE.

WITNESS the signature of the Successor Trustee as of the day and date first above written.

Jaime DeRensis, not individually but as Successor Trustee

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jaime DeRensis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee, and that she as such Successor Trustee being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name, not individually but as Successor Trustee.

Witness my hand and seal this 13th day of May, 2016.

Notary Public

My commission expires: Mar. 10, 2019

LEANN GOLL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $2,667,463.15.

Affiant

Subscribed and sworn to before me this 13th day of May, 2016.

Notary Public

My commission expires: Mar. 10, 2019

LEA KROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the 35th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, lying north of State Highway 100 and west of Collins Road and being more particularly described as follows:

Beginning at an iron rod (new) on the northerly right of way line of State Highway 100, right of way width varies, at the southeasterly property corner of a tract of land conveyed to John P. Chaffin as of record in Instrument No. 20001005-099106, Register's Office for Davidson County, Tennessee; thence leaving said northerly right of way line and with the easterly property line of the Chaffin property, North 58 degrees 08 minutes 37 seconds West, passing through an iron pin (found) at 11.44 feet, for a total distance of 181.54 feet to an iron rod (found); thence North 82 degrees 50 minutes 33 seconds West, 41.31 feet to an iron rod (found) at the most southeasterly property corner of a tract of land conveyed to Ernest B. Quinn, Jr., et ux as of record in deed Book 11105, page 884, Register's Office for Davidson County, Tennessee; thence with the easterly property line of said Quinn, North 22 degrees 50 minutes 15 seconds East, 197.82 feet to an iron rod (found) on the southerly right of way line of Collins road, a 46.5 feet right of way; thence, with said southerly right of way line, South 81 degrees 59 minutes 35 seconds East, 55.81 feet to an iron rod (found); thence, in a southeasterly direction with a curve to the right having a radius of 190.15 feet, a central angle of 41 degrees 26 minutes 47 seconds, for a arc length of 137.55 feet to a P.K. nail (found); said curve has a chord bearing and distance of south 61 degrees 27 minutes 49 seconds East, 134.57 feet, thence, South 40 degrees 43 minutes 41 seconds East, passing through a P.K. nail (found) at 43.47 feet, for a total distance of 84.94 feet to an iron rod (new) on the northerly right of way line of the aforementioned State Highway 100; thence, with said northerly right of way line, in a southwesterly direction with a curve to the left having a radius of 1207.02 feet, a central angle of 08 degrees 32 minutes 01 seconds for an arc length of 179.77 feet to the point of beginning; said curve has a chord bearing a distance of South 50 degrees 38 minutes 18 seconds West 179.60 feet. The above described tract contains 53,963 square feet or 1.238 acres, more or less, as calculated by the above courses and distances, per survey by James G. Terry, RLS No. 2287, James Terry & Associates, P.O. Box 140353, Nashville, TN 37214, dated 11/5/07.

Being the same property conveyed to Charles D. Frost and wife, Esther L. Frost by deed of record in Instrument No. 200712310148930, Register's Office for Davidson County, Tennessee.

EXHIBIT B

BAKER DONELSON
BEARMAN, CALDWELL & BERKOWITZ, PC

211 COMMERCE STREET
SUITE 800
NASHVILLE, TENNESSEE 37201

PHONE: 615.726.5600

www.bakerdonelson.com

JAIME L. DERENSIS
Direct Dial: 615.726.5724
Direct Fax: 615.744.5724
E-Mail Address: jderensis@bakerdonelson.com

April 12, 2016

District Director
INTERNAL REVENUE SERVICE
Area Director-Compliance
Attn: Technical Services
801 Broadway, MDP 53
Nashville, Tennessee 37203

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

INTERNAL REVENUE SERVICE
ADVISORY
NASHVILLE, TN 37203-3811

APR 13 2016

RECEIVED
TIME

RE: Notice of Foreclosure Sale
Taxpayer(s): Charles D. & Esther L. Frost
Serial Number: 911307112
Property Address: 8200 Highway 100, Nashville, Tennessee 37221

Dear Sir or Madam:

This firm represents National Loan Acquisitions Company ("Lender"). Lender is the holder of a promissory note secured by that certain Deed of Trust dated December 27, 2007, of record as Instrument Number 20071231-0148931 in the Office of the Register of Deeds of Davidson County, Tennessee (the "Register's Office"), as modified by that certain Modification of Deed of Trust of record at Instrument Number 20100216-0011932 in the Register's Office (collectively, the "Deed of Trust"), a copy of which is enclosed for your reference. We are writing to advise you that upon instructions from our client, we will commence foreclosure proceedings immediately on the property described in said Deed of Trust. Notice of the proposed sale is hereby given pursuant to Section 7425(c) of the Internal Revenue Code with respect to notice of non-judicial sales of property subject to United States liens.

Enclosed please also find a copy of the Notice of Federal Tax Lien filed of record in said Register's Office as Instrument Numbers 20121217-0115651.

The property to be foreclosed upon is located at 8200 Highway 100, Nashville, Tennessee, 37221, and is more particularly described as follows:

MAY-10-2016 15:48 IRS 6152506008 P.01

A tract of land in the 35th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, lying north of State Highway 100 and west of Collins Road and being more particularly described as follows:

Beginning at an iron rod (new) on the northerly right of way line of State Highway 100, right of way width varies, at the southeasterly property corner of a tract of land conveyed to John P. Chaffin as of record in Instrument No. 20001005-099106, Register's Office for Davidson County, Tennessee; thence leaving said northerly right of way line and with the easterly property line of the Chaffin property, North 58 degrees 08 minutes 37 seconds West, passing through an iron pin (found) at 11.44 feet, for a total distance of 181.54 feet to an iron rod (found); thence North 82 degrees 50 minutes 33 seconds West, 41.31 feet to an iron rod (found) at the most southeasterly property corner of a tract of land conveyed to Ernest B. Quinn, Jr., et ux as of record in deed Book 11105, page 884, Register's Office for Davidson County, Tennessee; thence with the easterly property line of said Quinn, North 22 degrees 50 minutes 15 seconds East, 197.82 feet to an iron rod (found) on the southerly right of way line of Collins road, a 46.5 feet right of way; thence, with said southerly right of way line, South 81 degrees 59 minutes 35 seconds East, 55.81 feet to an iron rod (found); thence, in a southeasterly direction with a curve to the right having a radius of 190.15 feet, a central angle of 41 degrees 26 minutes 47 seconds, for a arc length of 137.55 feet to a P.K. nail (found); said curve has a chord bearing and distance of south 61 degrees 27 minutes 49 seconds East, 134.57 feet, thence, South 40 degrees 43 minutes 41 seconds East, passing through a P.K. nail (found) at 43.47 feet, for a total distance of 84.94 feet to an iron rod (new) on the northerly right of way line of the aforementioned State Highway 100; thence, with said northerly right of way line, in a southwesterly direction with a curve to the left having a radius of 1207.02 feet, a central angle of 08 degrees 32 minutes 01 seconds for an arc length of 179.77 feet to the point of beginning; said curve has a chord bearing a distance of South 50 degrees 38 minutes 18 seconds West 179.60 feet. The above described tract contains 53,963 square feet or 1.238 acres, more or less, as calculated by the above courses and distances, per survey by James G. Terry, RLS No. 2287, James Terry & Associates, P.O. Box 140353, Nashville, TN 37214, dated 11/5/07.

Being the same property conveyed to Charles D. Frost and wife, Esther L. Frost by deed of record in Instrument No. 200712310148930, Register's Office for Davidson County, Tennessee.

As of April 11, 2016, the outstanding principal balance, accrued interest, and other fees owed under the promissory note secured by the Deed of Trust to be foreclosed is no less than **$2,639,210.10**. Interest continues to accrue at a per diem rate of $667.40.

MAY-10-2016 15:49 IRS 6152506008 P.02

Certain foreclosure expenses will be incurred and are estimated to be as follows:

Attorney fees	$7,500.00
Publication costs	$2,500.00
Title Search	$380.00

All rights of Lender are reserved with respect to the following additional expenses that may be incurred and are estimated to be as follows:

Recording Costs/Taxes	$7,450.00
Property Protection Costs (Property Taxes)	$32,000.00

The date of the foreclosure sale is **Friday, May 13, 2016**, at 11:00 a.m. Central Time at steps of the Davidson County Courthouse, located at 1 Public Square, Nashville, Tennessee. At that time, the Substitute Trustee will proceed to sell at public outcry to the highest and best bidder for cash.

We would appreciate your advising us that this notification is sufficient to comply with the applicable statutes, and if there is any other information that we can furnish you, please let us know. My office telephone number is 615.726.5724, my cellular telephone number is 518.369.9013, and my address is 211 Commerce Street, Suite 800, Nashville, Tennessee 37201.

Thank you for your cooperation in this matter.

Very truly yours,

BAKER, DONELSON, BEARMAN,
CALDWELL & BERKOWITZ, PC

Jaime L. DeRensis

Enclosures:

- Deed of Trust
- Notice of Substitute Trustee's Sale
- Notice of Federal Tax Lien (1)

N JLD 1659772 v1
2936443-000001



9414 7266 9904 2024 1165 57

COMPLETE THIS SECTION ON DELIVERY	
A. Received by (Please Print Clearly) LISA MCFARLIN	B. Date of Delivery 4-13-15
C. Signature X	☐ Agent ☐ Addressee
D. Is delivery address different from item 1? If YES, enter delivery address below:	☐ Yes ☐ No

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

District Director
INTERNAL REVENUE SERVICE
Area Director-Compliance
Attn: Technical Services
801 Broadway, MDP 53
Nashville, TN 37203

011937/fild 2936443-00000

PS Form 3811, January 2005 Domestic Return Receipt