BILL GARRETT, Davidson County
Trans:T20160042070 DEEDTRS
Recvd: 05/19/16 09:59 2 pgs
Fees:13.00 Taxes:795.50
20160519-0050095

This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WSC 7240-125521-FC

Tennessee
Map # 096-10-0-042.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 25, 2014, and recorded in Register's Instrument No. 20140502-0037577 in the Register's Office of Davidson County, Tennessee, William Todd Keeling and Susan Elizabeth Keeling husband and wife, conveyed to Advantage Title and Escrow, 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 Register's Instrument No 201604040032041 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 May 3, 2016, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of 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 Les Lazarus, single and Dan Heichelbech, married, whose address is 3213 Toddway Court , Nashville, TN 37214 being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED SEVENTY THOUSAND ONE 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 his bid.

NOW, THEREFORE, in consideration of the premises and the payment by Les Lazarus, single and Dan Heichelbech, married 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 Les Lazarus, single and Dan Heichelbech, married, his heirs 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:

Beginning part of tract marked "Reserved" on the Plat of Donelson Heights of record in Book 1424, Page 35, Book 1638, Page 477 and Book 1757, Page 595 in Register's Office for said county, and described as follows:Beginning at the southeast corner of Lot No. 22 on said plan in the north line of a 50 foot unnamed Street; thence along the rear line of Lots 22 and 23, North 3 deg. 14 min. East 140.15 feet to an iron pin; thence South 87 deg. 09 min. East 475.9 feet to a point; thence; South 3 deg. 02 min. West 310 feet, more or less, to a point, thence North 88 deg. West 545.3 feet to the southeast corner of Lot No. 21 of said plan; thence along east line of same northerly 125 feet to the southerly margin of said unnamed Street; thence with the margin of the same easterly 71 feet to the east terminus of said Street; thence crossing the east terminus of said street, North 3 deg. 14 min. East 50 feet to 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.

William Todd Keeling and spouse Susan Elizabeth Keeling, (his/hers/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20080812-0083037, 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 Les Lazarus, single and Dan Heichelbech, married, his heirs 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 May 3, 2016 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 3, 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
2836 Surrey Road,
Nashville, TN 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Les Lazarus, single and Dan Heichelbech, married
3213 Toddway Court
Nashville TN 37214

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STATE OF TENNESSEE – COUNTY OF _____
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,100.00
AFFIANT_____
SUBSCRIBED AND SWORN TO BEFORE ME, May 3, 2016
NOTARY PUBLIC_____
MY COMMISSION EXPIRES_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 215,000.00, **Affiant**
Subscribed and sworn before me this the
19 **Day of** May, 2016.
Abby Hite, **Deputy Register**