This instrument prepared by:
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Attorney at Law
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WSC 7189-126505-FC

Davidson County DEEDTRS
Recvd: 06/01/16 08:21 3 pgs
Fees:18.00 Taxes:370.00
**20160601-0054703**

Tennessee
Map # 163-04-0A-204.00CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 19, 2013, and recorded in Register's Instrument No. 20130606-0057448 in the Register's Office of Davidson County, Tennessee, Conrad A. Davies & Kandace Davies w/a/t/a Kandace Sebastian, husband and wife, conveyed to Joseph B. Pitt, 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 Register's Instrument No 201604110034458 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 10, 2016, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center, 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 LRW Holdings, LLC, whose address is 122 Generals Retreat Place , Franklin, TN 37064 being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED 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 LRW Holdings, 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 LRW Holdings, 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:

The following described property: Being Unit No. 204, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, of the Register's Office of Davidson County, Tennessee.

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

Conrad A. Davies, unmarried and Kandace Sebastian, unmarried, as joint tenants with right of survivorship, (his/her/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20070524-0061848 and corrected by Scrivner's Affidavit in Register's Instrument No. 20070628-0077536, 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 LRW Holdings, 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 May 17th, 2016 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 17th, 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
3001 Hamilton Church Road, Unit 204,
Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
LRW Holdings, LLC
122 Generals Retreat Place
Franklin TN 37064

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STATE OF TENNESSEE - COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, May 31, 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

