THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
2970 Clairmont Road NE, Suite 780
Atlanta, GA 30329
770-234-9181

RETURN TO:

Broadway Investment Group Co.
5516 Maplesong Drive
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20160054081 DEEDTRS
Recvd: 06/24/16 12:47 2 pgs
Fees:13.00 Taxes:534.65
20160624-0064726

TAX PARCEL ID NUMBER: 174110A37500C0

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 11/01/05, and recorded in the Register's Office of DAVIDSON County, Tennessee, at Instrument No. 20051107-0134842, Lisa M. Sherden and Vernon D. Sherden, wife and husband conveyed to Chicago Title, as Trustee, in the amount of $172,800.00 in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Accredited Home Lenders, Inc., its successors and assigns the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-ACC1, Asset Backed Pass-Through Certificates, Series 2006-ACC1 being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 201603090022796 in the Register's Office 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 Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 03/18/16, 03/25/16, 04/01/16, by which advertisement the sale was held on April 14, 2016, at the at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Broadway Investment Group Co., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $144,501.00; and

WHEREAS Broadway Investment Group Co. 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;

NOW, THEREFORE, in consideration of the premises and of the payment by Broadway Investment Group Co. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Broadway Investment Group Co., its successors and assigns, in fee simple forever, the following described real property situated in the County of DAVIDSON, State of Tennessee:

Being all of Lot No. 292 of Cane Ridge Farms, Phase Six, Section 1, of Record in Instrument No. 20050209-0015098. Register's Office for Davidson County, Tennessee, to which reference is hereby made for more particular details of said lot. Being part of the same property conveyed to Signature Partners, LLC by Deed of Record in Instrument No. 20050412-0040661. Said Register's Office for Davidson County (incorrectly referenced as Rutherford County), Tennessee.

Being the same property conveyed to Lisa M. Sherden and husband, Vernon D. Sherden by Deed of record in Record Book 20051107 0134841, said Register's Office for Davidson County, Tennessee.

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.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto said Broadway Investment Group Co. its successors and assigns forever, to whom the said, Priority Trustee Services of TN, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 18th day of April, 2016.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Charity Bridgewater
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 18th day of April, 2016 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charity Bridgewater, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Priority Trustee Services of TN, LLC, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

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

Notary Public

RONDA J. SHARP NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES DEC. 6, 2019

My Commission Expires: 12-6-2019

****

STATE OF GEORGIA

COUNTY OF DEKALB I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $144,501.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 18th day of April, 2016.

Notary Public

RONDA J. SHARP NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES DEC. 6, 2019

My Commission Expires: 12-6-2019

File No. 7835.20874
Property Address: 2541 KANLOW DR ANTIOCH, TN 37013

Mail Tax Notices To and Property Owner:

Broadway Investment Group Co.
5516 Maplesong Drive
Nashville, TN 37211