FILE NO.: BVC-16-02056

Davidson County	DEEDTRS
Recvd: 10/11/16 11:55	12 pgs
Fees:63.00 Taxes:284.90	
20161011-0107352	

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BVC-16-02056

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
LRW Holdings, LLC	LRW Holdings, LLC	05911019200
122 Generals Retreat Place Franklin, TN 37064	122 Generals Retreat Place Franklin, TN 37064	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated December 28, 2004 and recorded January 11, 2005, at **Instrument Number 20050111-0004098**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **DAVID JONES** ("Borrower") conveyed to ROBERT M. WILSON, JR, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on December 28, 2004, (the "Note"), which obligation is presently held by **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2005-01CB)**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of ROBERT M. WILSON, JR, said appointment being set forth in **Instrument Number 20160708-0070105** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on September 1, 2016, at 10:00 AM at the Davidson County Historic Courthouse, located in Nashville, Tennessee, such advertisement appearing in said newspaper on August 4, 2016, August 11, 2016, August 18, 2016, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, on September 1, 2016, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **LRW Holdings, LLC** at the price of **Seventy-Seven Thousand and 00/100 ($77,000.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Seventy-Seven Thousand and 00/100 ($77,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **LRW Holdings, LLC** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 516, AS SHOWN ON THE MAP ENTITLED HAYNES MANOR, SECTION 4. OF RECORD IN PLAT BOOK 4175, PAGE 90, REGISTER`S OFFICE FOR DAVIDSON COUNTY. TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The source of title is recorded at Instrument Number 20041029-0130124, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 681 ROWAN DR, NASHVILLE, TN 37207.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; any right of redemption as provided for in 26 U.S.C. § 7425(d), which the Internal Revenue Service may have with respect to the Federal tax lien attached hereto, taking into account the fact that the Internal Revenue Service has been notified of the foreclosure sale pursuant to 26 U.S.C. § 7425(c); and any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee this 1st day of September, 2016.

Rubin Lublin TN, PLLC

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, J.Z. Marshall Clarke, of the state and county aforesaid, personally appeared Victor Kang, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, GA, this 1st day of September, 2016.

Notary Public

J.Z. MARSHALL CLARKE NOTARY PUBLIC JACKSON COUNTY EXPIRES GEORGIA JAN. 20, 2018

My commission expires:

January 20, 2018

STATE OF TN)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $ 77,000.00.

WITNESS my hand this 6th day of October, 2016.

Printed Name:
Title: Grantee/Agent

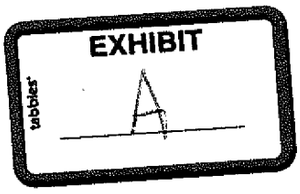
Sworn to and subscribed
before me this 6th day of October, 2016.

Notary Public

My commission expires:

10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County



RUBIN LUBLIN TN, PLLC
Attorneys and Counselors at Law
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103
TEL (877) 813-0992
FAX (404) 601-5846

COPY

July 19, 2016

Internal Revenue Service
801 Broadway
MDP53
Nashville, TN 37203

Re: Notice of Federal Tax Lien/Consent to Sell
File Number 16-02056
Lender's Loan No. XXXXXX0405
Name Per Client: DAVID JONES
SSN: XXX-XX-8031
Property Address: 681 ROWAN DR, NASHVILLE, TN 37207

Dear Sir or Madam:

Please file stamp one of the copies of the Notice of Federal Tax Lien and return to my office in the envelope provided. Our office will need a file stamped copy of the notice showing receipt of the document by the Internal Revenue Service.

Sincerely,

RUBIN LUBLIN TN, PLLC

By: _____

INTERNAL REVENUE SERVICE
ADVISORY
NASHVILLE, TN 37203-3811

JUL 20 2016

RECEIVED
TIME

RUBIN LUBLIN TN, PLLC

ATTORNEYS AND COUNSELORS AT LAW
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103
TEL (877) 813-0992
FAX (404) 601-5846

July 19, 2016

Internal Revenue Service
801 Broadway
MDP53
Nashville, TN 37203

Re: Notice of Federal Tax Lien/Consent to Sell

Case Number:	**BVC-16-02056-1**
Name Per Client:	**DAVID JONES**
SSN:	**XXX-XX-8031**
Property Address:	**681 ROWAN DR, NASHVILLE, TN 37207**

Dear Sir or Madam:

I am writing to advise you that BAYVIEW LOAN SERVICING,LLC has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on September 1, 2016. Enclosed is a copy of the Notice of Sale which is being published in the Davidson County legal newspaper. The recording information for the Security Instrument and subsequent assignments, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required by law, we have attached a copy of the specific federal tax lien(s) found. We are not certain but believe that the parties named in the federal tax lien are the same as the above-referenced borrower's Social Security Number, ending in DAVID JONES - XXX-XX-8031, or other predecessors in title.

The unpaid principal balance of the loan against the above-referenced property is approximately $59,850.44. Interest through the sale date is approximately $500.00. Costs associated with the sale should be approximately $590.00 and the attorney fees will range from $900.00 to the maximum allowable by law.

If you should have any questions about this matter, please do not hesitate to contact this office at (877) 813-0992.

Sincerely,

RUBIN LUBLIN TN, PLLC

By:

3758

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 829-3903

Serial Number
771111011

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer DAVID JONES III

Residence
4117 HILLSBORO PIKE 103-320
NASHVILLE, TN 37215-2728

BILL GARRETT, Davidson County
Trans:T20110019635 LIENFTL
Recvd: 04/04/11 15:12 1 pgs
Fees:12.00 Taxes:0.00
20110404-0025825

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2006	XXX-XX-8031	03/29/2010	04/28/2020	52850.84
1040	12/31/2006	XXX-XX-8031	03/29/2010	04/28/2020	
1040	12/31/2007	XXX-XX-8031	03/29/2010	04/28/2020	30659.73

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 83510.57

This notice was prepared and signed at NASHVILLE, TN, on this,

the 29th day of March, 2011.

Signature
for FRED BANKS

Title
ACS SBSE
(800) 829-3903

25-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X

3592

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
605798509

For Optional Use by Recording Office

BILL GARRETT, Davidson County
Trans:T20090085666 LIENFTL
Recvd: 12/21/09 10:50 1 pgs
Fees:12.00 Taxes:0.00
20091221-0115785

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer DAVID JONES

Residence 1809 10TH AVE N
NASHVILLE, TN 37208-1527

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2000	XXX-XX-2480	02/26/2001	03/28/2011	2847.40
1040	12/31/2002	XXX-XX-2480	06/23/2003	07/23/2013	634.40
				Total	$ 3481.80

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

This notice was prepared and signed at NASHVILLE, TN, on this,

the 09th day of December, 2009

Signature R. A. Mitchell
for CLAUDIA L WOODARD

Title
REVENUE OFFICER
(615) 250-5702

25-06-2258

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X

4770

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 829-3903

Serial Number
797201311

For Optional Use by Recording Office

BILL GARRETT, Davidson County
Trans:T20110040920 LIENFTL
Recvd: 07/08/11 08:21 1 pgs
Fees:12.00 Taxes:0.00
20110708-0052229

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer DAVID JONES III

Residence 4117 HILLSBORO PIKE 103-320
NASHVILLE, TN 37215-2728

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2008	XXX-XX-8031	03/29/2010	04/28/2020	
1040	12/31/2008	XXX-XX-8031	03/29/2010	04/28/2020	
1040	12/31/2008	XXX-XX-8031	05/16/2011	06/15/2021	81760.46

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 81760.46

This notice was prepared and signed at NASHVILLE, TN, on this,

the 29th day of June, 2011

Signature
for FRED BANKS

Title
ACS SBSE
(800) 829-3903

25-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X

10182

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
874485012

For Optional Use by Recording Office

BILL GARRETT, Davidson County
Trans:T20120045453 LIENFTL
Recvd: 06/20/12 10:31 1 pgs
Fees:12.00 Taxes:0.00
20120620-0053961

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer DAVID JONES III

Residence 4117 HILLSBORO PIKE APT 10332
NASHVILLE, TN 37215-2728

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2009	XXX-XX-8031	12/05/2011	01/04/2022	8099.64

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 8099.64

This notice was prepared and signed at NASHVILLE, TN, on this,

the 12th day of June, 2012.

Signature
for CAROL A MANKIN

Title
REVENUE OFFICER
(615) 250-5815

25-15-3104

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X

3351

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
172308715

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer DAVID JONES III

Residence
4117 HILLSBORO PIKE 103-320
NASHVILLE, TN 37215-2728

BILL GARRETT, Davidson County
Trans:T20150071199 LIENFTL
Recvd: 08/24/15 08:47 1 pgs
Fees:12.00 Taxes:0.00
20150824-0084945

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2010	XXX-XX-8031	05/12/2015	06/11/2025	48861.93
1040	12/31/2011	XXX-XX-8031	02/25/2013	03/27/2023	59617.78
1040	12/31/2012	XXX-XX-8031	06/01/2015	07/01/2025	41239.55

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 149719.26

This notice was prepared and signed at NASHVILLE, TN, on this,

the 18th day of August, 2015

Signature Cheryl Cordero
for KENYA BUFFORD

Title
INSOLVENCY SPEC
(205) 912-5294

25-95-6903

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X

11874

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 829-3903

Serial Number
200140416

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer DAVID A JONES

Residence
2521 PENNINGTON BEND RD APT 202
NASHVILLE, TN 37214-1245

BILL GARRETT, Davidson County
Trans:T20160016169 LIENFTL
Recvd: 02/29/16 09:19 1 pgs
Fees:12.00 Taxes:0.00
20160229-0018724

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2012	XXX-XX-2204	07/13/2015	08/12/2025	35074.91

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 35074.91

This notice was prepared and signed at NASHVILLE, TN, on this,

the 23rd day of February, 2016.

Signature Cheryl Cordero
for P.A. BELTON

Title
ACS SBSE
(800) 829-3903

25-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X

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

