FILE NO.: NAT-16-03945

Davidson County	DEEDTRS
Recvd: 10/11/16 15:17	5 pgs
Fees:28.00 Taxes:556.85	
20161011-0107631	

Prepared by
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
NAT-16-03945
TN 15774

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
AH4R-TN3, LLC A DELAWARE LIMITED LIABILITY COMPANY	AH4R-TN3, LLC A DELAWARE LIMITED LIABILITY COMPANY	052-13-0B-204.00
30601 AGOURA ROAD SUITE 200 AGOURA HILLS, CA 91301	30601 AGOURA ROAD SUITE 200 AGOURA HILLS, CA 91301	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated October 19, 2005 and recorded November 15, 2005, at **Instrument Number 20051115-0137846**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **KENNETH WASHINGTON and LASHONDA HUNT-WASHINGTON** ("Borrower") conveyed to HERITAGE TITLE SERVICES, 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 October 19, 2005, (the "Note"), which obligation is presently held by **U.S. Bank National Association, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3**; 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 HERITAGE TITLE SERVICES, said appointment being set forth in **Instrument Number 20160812-0084056** 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 22, 2016, at 10:00 AM at the main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, TN 37201, such advertisement appearing in said newspaper on August 25, 2016, September 1, 2016, September 8, 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 22, 2016, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **AH4R-TN3, LLC A DELAWARE LIMITED LIABILITY COMPANY** at the price of **One Hundred Fifty Thousand Five Hundred and 00/100 ($150,500.00)** 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 One Hundred Fifty Thousand Five Hundred and 00/100 ($150,500.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **AH4R-TN3, LLC A DELAWARE LIMITED LIABILITY COMPANY** ("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 NO. 13 ON THE PLAN OF RIVER GLEN, PHASE III, SECTION I, AS OF RECORD IN INSTRUMENT NO. 20011207-0135041, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. THIS CONVEYANCE IS MADE SUBJECT TO: ALL MATTERS OF RECORD FOR PLAN OF RIVER GLEN, PHASE III, SECTION I, AT INSTRUMENT NO. 20011207-0135041, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RESTRICTIVE COVENANTS CONTAINED IN BOOK 6762, PAGE 208; BOOK 7566, PAGE 571; IN BOOK 10630, PAGE 501, AND IN BOOK 11532, PAGE 610, AND INSTRUMENT NO. 20020425-0051349, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. HOMEOWNERS ASSOCIATION CHARTER OF RECORD IN BOOK 8069, PAGE 158 AND INSTRUMENT NO. 20020425-0051348, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO WATER AND SEWER EASEMENTS OF RECORD IN BOOK 7061, PAGE 196; AND IN BOOK 7061, PAGE 196, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALL MATTERS ON THE PLAN OF RECORD IN BOOK 6900, PAGES 650 AND 651, AND IN BOOK 6900, PAGE 671, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20010816-0088874, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CONVEYANCE OF COMMON AREAS OF RECORD IN INSTRUMENT NO. 20020503-0054718, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALL EXISTING AN RECORDED EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS, ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, AND EASEMENTS OR RIGHT OF WAYS FOR PUBLIC UTILITIES.

The source of title is recorded at Instrument Number 20051115-0137845, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 2819 PENN MEADE DR, NASHVILLE, TN 37214.

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; 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 22nd 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, Georgia, this 22nd day of September, 2016.

Notary Public

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

My commission expires: 01/20/2018

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

The actual consideration or value, whichever is greater, for this transfer is $ 150,500.00.

WITNESS my hand this 10th day of October, 2016.

Printed Name: Helen Cho
Title: Grantee/Agent

Sworn to and subscribed
before me this ___ day of _____, 20___.

Notary Public

My commission expires: SEE ATTACHED

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 10th day of October, 2016, by Helen Cho ----------
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proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal) Signature

RAQUEL M. LOPEZ
Commission # 2100715
Notary Public - California
Los Angeles County
My Comm. Expires Mar 20, 2019

True Copy Certification

I, Helen Cho, do hereby make oath that I am a licensed attorney and/or 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.

Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On October 10, 2016, before me, RAQUEL M. LOPEZ, Notary Public, personally appeared Helen Cho, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

RAQUEL M. LOPEZ
Commission # 2100715
Notary Public - California
Los Angeles County
My Comm. Expires Mar 20, 2019