THIS INSTRUMENT PREPARED BY: Larry D. Craig, Attorney, P. O. Box 774, Kingston Springs, Tennessee 37082

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
PNB Holding Co. 2, Inc. 150 Third Avenue South, Suite 900 Nashville, Tennessee 37201	Same	Map 034-07-OA Parcel 134.00CO

WHEREAS, Sylvia Page, single, unmarried, by deed of trust (the "Deed of Trust") dated August 13, 2012, transferred and conveyed to Hugh M. Queener, Trustee, the property described in Exhibit A hereto (the "Property"), the Deed of Trust being of record in Instrument No. 20131001-0102896, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, the Appointment of Substitute Trustee being of record in Instrument No. 20141223-0117350, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, as published in the Davidson A.M. newspaper on July 1, 2016; July 8, 2016; and July 15, 2016, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve (12:00 p.m.), o'clock, noon, on October 12, 2016, (continued sale date/time announced from published sale date of August 3, 2016) at the front door of the Bridgestone Arena, 501 Broadway, at the entrance to the Register of Deeds, in Nashville, Davidson County, Tennessee, when and where PNB Holding Co. 2, Inc. ("Grantee"), became the last and highest bidder for cash at the price of One Hundred Forty Two Thousand Three Hundred and NO/100 ($142,300.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Larry D. Craig, Substitute Trustee, hereby conveys the Property to the Grantee, PNB Holding Co. 2, Inc., and the Grantee's successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

Larry D. Craig, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

BILL GARRETT, Davidson County
Trans:T20160089978 DEEDTRS
Recvd: 10/12/16 12:06 3 pgs
Fees:18.00 Taxes:526.51
20161012-0107901

Dated this 12th day of October, 2016.

LARRY D. CRAIG, as Substitute Trustee, and not otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Larry D. Craig, Substitute Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of October, 2016.

NOTARY PUBLIC

SHARON B. MOORHEAD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 10/18/16

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $142,300.00

AFFIANT

Subscribed and sworn to before me this 12th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 10/18/16

SHARON B. MOORHEAD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot No. 113, Townhomes Property Line, Exhibit of Harbor Village, Phase IV, Revision I, as of record by Instrument No. 20030611-0080857 (as Exhibit B), in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof of said lot.

Being the same property conveyed to Sylvia Page, unmarried by Warranty Deed from Billie Jean Woodard, an unmarried woman dated September 30,2013, of record in Instrument No. 20131001-0102895, Register's Office for Davidson County, Tennessee.

Map 034-07-0A Parcel 134.00

This is improved property known as 151 Harbor Village Drive, Madison, Tennessee 37115.