Address New OWNER(S):
Stanley A. Feener & Gladys A. Feener
4736 Maylor Road
Tallahassee, FL 32308

THIS INSTRUMENT PREPARED BY:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, TN 37087

SEND TAX BILLS TO:
Owner

Davidson County DEEDTRS
Recvd: 12/16/16 15:52 4 pgs
Fees:23.00 Taxes:310.16
20161216-0132484

Map: 065 Group: 13-0-A Parcel: 012.00CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a default occurred under the terms and conditions provided for in a Deed of Trust dated December 21, 2015, executed by Resolve Financial, LLC, by Scott T. Lumley, member to Devon J. Sutherland, Trustee, of record by Instrument No. 20160111-0002682, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, Robert Evans Lee having been appointed Substitute Trustee in the place and stead of Devon J. Sutherland, Trustee, the said appointment of record by Instrument No. 20161014-0109089, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Deed of Trust covers real property located in Davidson County, Tennessee, known as **4983 Lebanon Pike, Unit 2D, Old Hickory, Tennessee 37138**, and described with greater particularity in **Exhibit A**, attached and incorporated by reference (hereinafter the "Real Property").

WHEREAS, Stanley A. Feener and Gladys A. Feener are the owners and holder of the indebtedness secured by said Deed of Trust, and as such is authorized the above-referenced Substitute Trustee to act in accordance with the powers given the Trustee in the Deed of Trust to foreclose on the Real Property; and

WHEREAS, Robert Evans Lee, Substitute Trustee, caused the Real Property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said Real Property would be sold at 2:00 o'clock P.M. on December 9, 2016, at the south door of the Davidson County Court House, Nashville, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, subject to any and all mortgages, liens, claims, rights, and unpaid taxes of whatever nature which may be liens against the Real Property, and sold "**As Is**" concerning the condition of the Real Property; and

WHEREAS, the Substitute Trustee appeared and offered the Real Property for sale at public outcry and the highest, best and last bid received was the sum of EIGHTY THREE THOUSAND, EIGHT HUNDRED TWENTY EIGHT 22/100 Dollars ($ 83,828.22) from Stanley A. Feener and Gladys A. Feener (hereinafter referred to as the "Grantee"), and said Real Property was knocked off and sold to the Grantee for said amount;

NOW, THEREFORE, in consideration of the premises, the sum of EIGHTY THREE THOUSAND, EIGHT HUNDRED TWENTY EIGHT and 22/100 Dollars ($ 83,828.22) cash in hand paid by Grantee, and for other valuable consideration, the receipt and sufficiency of which were acknowledged, Robert Evans Lee, Substitute Trustee, has this day bargained and sold and, by these presents, does transfer and convey the Real Property, as described above and in Exhibit A, to Grantee, their heirs and assigns in fee simple, forever.

To have and to hold the Real Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs and assigns in fee simple, forever.

The Substitute Trustee conveys said Real Property subject to all mortgages, liens, claims, rights and any and all unpaid taxes of whatever nature that may be liens against it. It is the intention of the Substitute Trustee to convey to Grantee no greater title in the subject Real Property than he received as Substitute Trustee.

This sale is also subject to, among other things, all matters shown on any applicable recorded Plat or Plan; any unpaid city and county taxes which exist as a lien against the Real Property, and city and county taxes for the current year; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the Real Property. This sale is also subject to any matter that an accurate survey of the Real Property might disclose.

Witness my hand this 9th day of December, 2016.

Robert Evans Lee, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of this County, **Robert Evans Lee, Substitute Trustee**, the within named bargainor, 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 purposes therein contained.

Witness my hand, at office, this 9th day of December, 2016.

Patricia Lane Reed
NOTARY PUBLIC
My Commission Expires: 12-10-17

PATRICIA LANE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $83,828.22.

AFFIANT

Subscribed and sworn to before me this 9th day of December, 2016.

Patricia Lane Reed
NOTARY PUBLIC
My Commission Expires: 12-10-17

PATRICIA LANE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENNESSEE

EXHIBIT "A"

Unit No. 2-D of Scotts Hollow Condominium, Phase I, Section II, of record in Plat Book 8250, Page 241 and further referenced in Master Deed recorded in Instrument No. 2003829-0125456, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Resolve Financial, LLC from Stanley Feener and wife, Gladys Feener, dated December 21, 2015, recorded December 29, 2015 in Instrument No. 20151229-0130305, Register's Office for Davidson County, Tennessee.

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2.4.20