PREPARED BY
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S&I:14-062047
Davidson COUNTY

Davidson County DEEDTRS
Recvd: 04/10/17 15:04 4 pgs
Fees:23.00 Taxes:614.20
20170410-0035019

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 29, 2007, recorded in Instrument No. 20070702-0079085, in the Register's Office of Davidson County, Tennessee, Janet Lea Plummer conveyed to State Title, Inc., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20141208-0112380, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the Nashville Ledger such advertisement appearing in said newspaper on February 10, 2017, February 17, 2017, February 24, 2017 by which advertisement the sale was appointed to be held on March 16, 2017, at the front entrance of the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, at 10:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website 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, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY for the sum of $166,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Ingle, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 233 ON THE PLAN OF TRUXTON PARK, SECTION ONE, A PLANNED UNIT DEVELOPMENT, PLAT OF RECORD IN INSTRUMENT NO. 200010260106272, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LEANN M. JOHNSON, AN UNMARRIED PERSON BY DEED FROM BEAZER HOMES CORP, DATED JUNE 25, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20010702-0070065, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LEANN M. JOHNSON HAS SINCE MARRIED AND IS N/K/A LEANN M. HARDING. PROPERTY NOW VESTS IN JANET LEA PLUMMER BY DEED FROM LEANN M. JOHNSON, AN UNMARRIED PERSON N/K/A LEANN M. HARDING AND JASON HARDING, WIFE AND HUSBAND, DATED JUNE 29, 2007, AND BEING RECORDED SIMULTANEOUSLY HEREWITH, OF RECORD IN INSTRUMENT NUMBER 20070702-0079084, SAID REGISTER'S

OFFICE.

A.P.N #: MAP 64.136 GROUP D, PARCEL 40

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20070702-0079085, in the Register's Office of Davidson County, Tennessee.

The last deed of record is 200707020079084, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, his/her/their/its successors and assigns, in fee simple forever, to whom the said Shapiro & Ingle, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Ingle, LLP, Substitute Trustee, has hereunto set its hand and seal this Twentieth day of March, 2017.

Shapiro & Ingle, LLP

By: _____
Andrew Vining
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 20th day of March, 2017, before me, a Notary Public, in and for said State and County, personally appeared Andrew Vining, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Ingle, LLP, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

_____
My commission expires:
March 26, 2018

_____
Notary Public
Michelle Toney

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $166,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Andrew Vining
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Subscribed and sworn to before me on the date written above.

_____
My commission expires:
March 26, 2018

_____
Notary Public
Michelle Toney

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018

PROPERTY ADDRESS: 1752 Stone Hollow Ct, Hermitage, Tennessee 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY
404 BNA DR, STE 200
Nashville, TN 37217

S&I File #14-062047
Map & Parcel -064 16 0D 040.00

RETURN TO:

AH4R-TN 3, LLC

30601 Agoura Road, Ste 200

Agoura Hills, CA 91301

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

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 April 5, 2017, before me, Esperanza Briones, 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)

ESPERANZA BRIONES
Notary Public - California
Los Angeles County
Commission # 2178894
My Comm. Expires Jan 8, 2021