This Instrument Prepared By:
Shearon W. Hales, Associate Counsel
Ascend Federal Credit Union
Post Office Box 1210
Tullahoma, TN 37388

Owner and Tax Responsibility
Ascend Federal Credit Union
Post Office Box 1210
520 Airpark Drive
Tullahoma, TN 37388

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Parcel ID Number: 064 03 0C 026.00

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BILL GARRETT, Davidson County
Trans:T20170039954 DEEDTRS
Recvd: 05/10/17 12:42 2 pgs
Fees:12.00 Taxes:0.00
20170510-0046526

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated October 27th, 2005, of record as Instrument Number 20051104-0133744, Register's Office, Davidson County, Tennessee, Donald R. Baskin and wife, Beverly W. Baskin, conveyed to Caren C. Gabriel, Trustee, the hereinafter described real estate to secure a certain promissory note having been modified and said deed having been amended and supplemented by four Balloon Loan Modifications of record in Instrument Number 20080905-0090943; Instrument Number 20090629-0059886; Instrument Number 20110222-0014193; and Instrument Number 20120117-0004471, all in the Register's Office of Davidson County, Tennessee, executed by Donald R. Baskin and wife, Beverly W. Baskin, in the amount of $747,000.00, evidenced by the promissory note being incorporated by reference in said deed of trust, and,

WHEREAS, default was made in the payment of said note and the owner and holder thereof having directed the undersigned Substitute Trustee (see Appointment of Substitute Trustee, of record as Instrument Number 20170309-0023217, Register's Office, Davidson County, Tennessee) to sell said property, as provided by said deed of trust, I, SHEARON W. HALES, Substitute Trustee, did cause said real estate to be advertised for sale in accordance with the terms and provisions of said deed of trust, advertising that said property would be sold at 11:00 a.m., on April 20th, 2017, at the Register of Deeds Office, Northwest Entrance, 6th and Broadway, Nashville, Davidson County, Tennessee, to the highest, best and last bidder for cash in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights and exemptions of every kind, all said exemptions being expressly waived in said deed of trust, but subject to the lien of all taxes assessed against the subject property; and at said time and place stated in said Trustee's Notice of Foreclosure and pursuant to said deed of trust and notice, I, SHEARON W. HALES, Substitute Trustee, during legal hours, offered said property for sale at the Register of Deeds Office, Northwest Entrance, 6th and Broadway, Nashville, Davidson County, Tennessee, at public outcry; and after receiving competitive bids, sold said property to ASCEND FEDERAL CREDIT UNION, at the price of $607,267.40, paid by said ASCEND FEDERAL CREDIT UNION, and by crediting said sum on the indebtedness secured by said deed of trust, I, SHEARON W. HALES, Substitute Trustee, have this day bargained and sold and by these presents do hereby sell, transfer and convey unto said ASCEND FEDERAL CREDIT UNION, its successors and assigns, that certain tract or parcel of land, together with the buildings and improvements thereon located, lying and situated in the county of Davidson, State of Tennessee, bounded and described as follows, to-wit:

Being Lot No. 211 on the Final Plat of Phase Four, Section One, Brandywine Pointe, as of record in Book 7900, pages 550 and 551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Donald R. Baskin and wife, Beverly W. Baskin by deed from Brandywine Pointe Partners, L.P., dated July 19, 1993, of record in Book 9019, page 306, Register's Office for Davidson County, Tennessee

Also being the same property subsequently conveyed to Beverly W. Baskin and Donald R. Baskin, Trustees of The Beverly W. Baskin Living Trust, established by the Revocable Trust Agreement of

Beverly W. Baskin, by deed dated March 4, 2008, of record in Instrument Number 20080320-0028361, Register's Office, Davidson County, Tennessee.

Property address: 1109 Safety Harbor Cove, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said ASCEND FEDERAL CREDIT UNION, its successors and assigns, in fee simple forever, and in bar of all rights of equity of redemption, but subject to any unpaid taxes assessed against the subject property.

AND I, SHEARON W. HALES, Substitute Trustee, do hereby transfer, convey and set over to said ASCEND FEDERAL CREDIT UNION. all of the covenants and warranties contained in the aforesaid deed of trust, and do hereby warrant the title to said real estate, as fully as I am authorized to do so as Substitute Trustee, but no further or otherwise. The requirements of IRC7425 (C) (1) were met by sending notice of non-judicial sale of property in writing, by certified mail to IRS Advisory Group, 801 Broadway MDP53, Nashville, TN 37203, on March 15, 2017, which was received on March 17, 2017 by Lisa McFarlin.

WITNESS MY HAND this 21st day of April, 2017.

Shearon W. Hales

SHEARON W. HALES, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me. the undersigned authority, a Notary Public in and for said State and County, SHEARON W. HALES, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the forgoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal this 21st day of April, 2017.

Holly Hill

NOTARY PUBLIC

HOLLY HILL NOTARY PUBLIC STATE OF TENNESSEE COFFEE COUNTY

My Commission Expires: 6/21/20

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0 (exempt), which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Carla C. Hall

AFFIANT

SWORN TO AND SUBSCRIBED before me. this 24 day of April, 2017.

Carla C. Hall

NOTARY PUBLIC

CARLA C. HALL NOTARY PUBLIC STATE OF TENNESSEE COFFEE COUNTY

My Commission Expires: 11/21/18

GRANTEE IS A FEDERALLY CHARTERED CREDIT UNION AND IS EXEMPT FROM THE PAYMENT OF TRANSFER TAX PURSUANT TO 12 UNITED STATES CODE SECTION 1768.