Davidson County DEEDTRS
Recvd: 07/13/17 09:35 4 pgs
Fees:23.00 Taxes:651.57
20170713-0070395

FILE NO.: 17-06156

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Ste 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Ja'nera Mitchom conveyed to Larry A. Weissman as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. As Nominee For SunTrust Mortgage, Inc., the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated June 30, 2009 and recorded on July 2, 2009 in Instrument No. 20090702-0061964, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **SunTrust Mortgage, Inc.**; and

WHEREAS, SunTrust Mortgage, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20170425-0040236 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on June 1, 2017, June 8, 2017, and June 15, 2017; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on June 22, 2017 at 10:00AM to the highest and best bidder for cash, at which sale Breckenridge Property Fund 2016, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $176,100.00; and

WHEREAS, Breckenridge Property Fund 2016, LLC has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by Breckenridge Property Fund 2016, LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Breckenridge Property Fund 2016, LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit 43 on the Plan of Spence Enclave Townhomes, a Planned Unit Development as shown on Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions establishing the Spence Enclave Townhomes of record as Instrument Number 20061115-0141672 as amended by Instrument Numbers 20061117-0142842, 20061213-0153595 and 20080222-0017508, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ja'Nera Mitchom, from R.J. York Homes, LLC, by Deed Dated June 30, 2009 and Recorded July 2, 2009 in Inst# 20090702-0061963, Davidson County Register's Office, State of Tennessee.

Property commonly known as: 762 Spence Enclave Lane, Nashville, TN 37210.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where 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.

IN TESTIMONY WHEREOF, **Attorney Patrick Taggart** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 27th day of June, 2017

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Patrick Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Patrick Taggart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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



Notary Public

My Commission Expires: _____

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $176,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patrick Taggart - as Agent

Subscribed and sworn to before me on this 27th day of June, 2017.



Notary Public

My Commission Expires: _____

Brock & Scott File No.: 17-06156
Property Address: 762 Spence Enclave Lane, Nashville, TN 37210
Tax Parcel I.D. No.: 094 16 0E 043.00
Property Owner and Tax Notices:
Breckenridge Property Fund 2016, LLC
2015 Manhattan Beach Blvd
Redondo Beach, CA 90278

True Copy Certification

I, Yvette Meldrum, 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

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON