Bill Garrett Davidson County
Batch# 480 DEEDTRS
09/13/2017 09:30:55 AM 2 pgs
Fees: $13.00 Taxes: $1,036.37
20170913-0093441

THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
2970 Clairmont Road NE, Suite 280
Atlanta, GA 30329
770-234-9181

RETURN TO:

Noble Properties LLC
529 River Rouge Drive
Nashville, TN 37209

TAX PARCEL ID NUMBER: 116 03 0F 047.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 05/24/06, and recorded in the Register's Office of DAVIDSON County, Tennessee, at Instrument No. 20060605-0065518, Michael Crane and Elizabeth Crane aka Lisa Crane, Husband and wife conveyed to Larry A. Weissman, as Trustee, in the amount of $235,000.00 in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Suntrust Mortgage Inc., its successors and assigns, as having been modified by agreement recorded in Instrument No. 20061002-0121644 the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Federal National Mortgage Association ("Fannie Mae") being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 20170203-0011661 in the Register's Office 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 Note and 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 07/21/17, 07/28/17, 08/04/17, by which advertisement the sale was held on August 31, 2017, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Noble Properties LLC, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $280,100.00; and

WHEREAS Noble Properties 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;

WHEREAS, the Substitute Trustee asserts, to the best of its knowledge and belief, the party/parties in interest is/are not protected from foreclosure by the Service Members Civil Relief Act.

NOW, THEREFORE, in consideration of the premises and of the payment by Noble Properties LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Noble Properties LLC, its successors and assigns, in fee simple forever, the following described real property situated in the County of DAVIDSON, State of Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 247, on the Plan of Westchase Condominiums, Phase Two, as of record in Plat Book 6250, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Crane and wife, Lisa Crane from Susan Elaine Beale by Warranty Deed dated May 02, 2005 and recorded May 05, 2005 in Instrument No. 20050505-0050579, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 6097, Page 266; Book 6112, Page 677; Book 6341, Page 380; Book 6866, Page 362; and all matters of record on plat in Plat Book 6250, Page 43, and Register's Office for Davidson County.

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.

File No.: 7345.29662 Foreclosure Deed

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto said Noble Properties LLC its successors and assigns forever, to whom the said, Priority Trustee Services of TN, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 7th day of September, 2017.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Charity Bridgewater
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 7th day of September, 2017 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charity Bridgewater, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Priority Trustee Services of TN, LLC, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

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

Notary Public

DARRIEN JONES NOTARY PUBLIC EXPIRES GEORGIA Sept. 19, 2020 HENRY COUNTY

My Commission Expires: 9/19/2020

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STATE OF GEORGIA

COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 7th day of September, 2017.

Notary Public

DARRIEN JONES NOTARY PUBLIC EXPIRES GEORGIA Sept. 19, 2020 HENRY COUNTY

My Commission Expires: 9/19/2020

File No. 7345.29662
Property Address: 247 WESTCHASE DR NASHVILLE, TN 37205

Mail Tax Notices To and Property Owner:

Noble Properties LLC
529 River Rouge Drive
Nashville, TN 37209