PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216
(704)333-8107
Fax (704)333-8156

Bill Garrett Davidson County
Batch# 14911 DEEDTRS
10/18/2017 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $371.48
20171018-0106628

S&I:17-112346
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 31, 2007, recorded in Instrument No. 20070207-0016291, in the Register's Office of Davidson County, Tennessee, Alice B. Brown conveyed to Archer Land Title, 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# 20170726-0075571, 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 August 4, 2017, August 11, 2017, August 18, 2017 by which advertisement the sale was appointed to be held on September 19, 2017, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, 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 BRECKENRIDGE PROPERTY FUND 2016, LLC for the sum of $100,400.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, BRECKENRIDGE PROPERTY FUND 2016, LLC, 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 BRECKENRIDGE PROPERTY FUND 2016, LLC 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 BRECKENRIDGE PROPERTY FUND 2016, LLC, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 70A, Zone Lot Division, Percy Priest Woods, of Lots 53, 55, 70, 71, 72, 73 & 74, Revised Section 3, of record in Book 6250, Page 583, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alice B. Brown, a single person by Warranty Deed from Percy Priest Woods, a joint venture, dated November 29, 1985 and recorded December 3, 1985, of record in Book 6724, page 1 0, Register's Office for Davidson County, Tennessee.

Subject to all applicable restrictions and easements of record in Davidson County, Tennessee.

PROPERTY ADDRESS (for information only):
1021 Hammack Court, Nashville, TN 37214

Map & Parcel: 108-16-0-159.00

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20070207-0016291, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Book 6724 Page 10, 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.

This conveyance is subject to the right of the United States of America to redeem the land as provided for in 26 U.S.C. 7425 (d) (1). Attached hereto is a copy of said notice and letter of compliance.

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 BRECKENRIDGE PROPERTY FUND 2016, LLC, 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 Sixteenth day of October, 2017.

Shapiro & Ingle, LLP

By: _____
Megan Hawn Gilbert
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 16th day of October, 2017, before me, a Notary Public, in and for said State and County, personally appeared Megan Hawn Gilbert, 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.

PATTY SMITH
NOTARY PUBLIC
Stanly County
North Carolina
My Commission Expires March 26, 2018

My commission expires:
March 26, 2018

_____
Notary Public
Patty Smith

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 $100,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Megan Hawn Gilbert
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

PATTY SMITH
NOTARY PUBLIC
Stanly County
North Carolina
My Commission Expires March 26, 2018

My commission expires:
March 26, 2018

_____
Notary Public
Patty Smith

PROPERTY ADDRESS: 1021 Hammack Ct, Nashville, Tennessee 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
BRECKENRIDGE PROPERTY FUND 2016, LLC
2015 MANHATTAN BEACH BLVD STE 100
Redondo Beach, CA 90278

S&I File #17-112346
Map & Parcel -108 16 0 159.00

RETURN TO:

Shapiro & Ingle, LLP

10130 Perimeter Parkway Ste. 400

Charlotte, NC 28216

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

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic versic 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