Bill Garrett Davidson County
Batch# 56208 DEEDTRS
02/07/2018 01:37:18 PM 2 pgs
Fees: $13.00 Taxes: $521.70
20180207-0012427

This instrument prepared by:
LAW OFFICES OF ARNOLD M. WEISS, PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WC 7239-129141-FC

Tennessee
Map # 082-04-0-135.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 20, 2009, and recorded in Register's Instrument Number 20091102-0100811 in the Register's Office of Davidson County, Tennessee, Thessolonia Odell Fondren and Fannie Mae Fondren, husband and wife, conveyed to Alan E. South, Trustee(s), 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Register's Instrument NO 201712050123750 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on January 23, 2018, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center, Nashville, Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Les Lazarus, a married man, whose address is 3213 Toddway Ct. , Nashville, TN 37214 being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED FORTY ONE THOUSAND AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by Les Lazarus, a married man of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Les Lazarus, a married man, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

The land described herein is situated in the state of Tennessee, County of Davidson, and is described as follows: Land in Davidson County, Tennessee, being Lot 139, Sharpe and Crutcher's Addition, as shown on plat of record in Plat Book 57, Page 82, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Thessolonia Odell Fondren and wife, Fannie Mae Fondren, (his/hers/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Book 2592, Page 377, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Les Lazarus, a married man, his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on January 23, 2018 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 23, 2018 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 07-14-2020

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1003 North 6th Street,
Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Les Lazarus, a married man
3213 Toddway Ct.
Nashville TN 37214

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STATE OF TENNESSEE – COUNTY OF Davidson
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00
AFFIANT Michael Harrell
SUBSCRIBED AND SWORN TO BEFORE ME, Feb 5, 2018
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY