Bill Garrett Davidson County
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Fees: $18.00 Taxes: $33.30
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This instrument prepared by:
Madison L. Conquest
BURR & FORMAN LLP
222 Second Avenue South, Suite 2000
Nashville, TN 37201

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
1 PUBLIC HOMES LLC **7051 HIGHWAY 70 SOUTH -315** **NASHVILLE, TN 37221**	**-SAME-**	**102-7A-19**

SUCCESSOR TRUSTEE'S DEED

This Successor Trustee's Deed is made and entered into on this the 3rd day of April, 2018, by Madison L. Conquest, Successor Trustee ("Successor Trustee").

WHEREAS, Tony Bradford and Cathy Bradford, conveyed to Stephen C. Baker, Trustee that certain *Deed* of record as Instrument No. **20160617-0061594**, which deed incorporated by reference that certain *Master Deed* of record in **Book 5923, Page 704**, Register's Office for Davidson County, Tennessee ("Register's Office"), as amended in **Book 6277, Page 653**, **Book 7333, Pages 415 and 418**, and **Instrument Nos. 20120724-0065040** and **20120817-0074026**, Register's Office (collectively, "Master Deed"), to secure certain indebtedness described in paragraph 7 therein, which Indebtedness is presently held and owned by The Avenue at Nashville West Inc., f/k/a West Meade Condominium Association, Inc. ("Holder"); and

WHEREAS, default occurred under the Master Deed, the Indebtedness was declared due and payable as evidenced in the *Notice of Lien* of record as Instrument No. 20170602-0055218, Register's Office, and the Indebtedness has not been paid; and

WHEREAS, Holder appointed Madison L. Conquest to serve as Successor Trustee in place of Stephen C. Baker, Trustee, by instrument of record in Instrument No. 20171107-0114619, Register's Office, in accordance with the terms of the Master Deed; and

WHEREAS, Holder directed the Successor Trustee to sell the Property (defined below) as provided in the Master Deed, and the Successor Trustee caused notice to be published in *THE LEDGER - NASHVILLE* that the Property (defined below) would be sold on Friday, March 30, 2018, at 10:30 a.m., at the Davidson County Courthouse, One Public Square, Nashville, Tennessee, 37201 (the "Foreclosure Notice"), such Foreclosure Notice appearing in said paper on March 9, 2018, March 16, 2018 and March 23, 2018; and

WHEREAS, the Successor Trustee further sent a copy of the Foreclosure Notice as required by applicable law, and following the appearance of the Foreclosure Notice in said newspaper the default was not cured; and

WHEREAS, the Successor Trustee appeared at the time and place specified in the Foreclosure Notice, and shortly after 10:30 a.m. Central Time, offered the Property (defined below) for sale, and after opening the floor for competitive bids, sold the Property (defined below) to **1 Public Homes LLC** in response to its bid at the price of Nine Thousand and No/100 Dollars ($9,000.00) (the "Bid"), this being the highest, last and best bid.

NOW, THEREFORE, I, Madison L. Conquest, Successor Trustee as aforesaid, in consideration of the premises and the Bid, by these presents do transfer and convey unto **1 Public Homes LLC**, its successors and assigns (the "Grantee"), all of my right, title and interest in and to the following described real estate located in Davidson County, Tennessee (collectively, the "Property"), and more particularly described as follows, to wit:

> LAND IN DAVIDSON COUNTY, TENNESSEE, being Apartment Unit No. B-3 of West Meade Condominium a/k/a The Avenue Nashville West, Inc., a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West Meade Condominiums, of record in Book 5923, Page 704, as amended in Book 6277, Page 653, in Book 7333, Pages 415 and 418, in Instrument Number 20120724-0065040 and in Scrivener's Affidavit in Instrument Number 20120817-0074026, changing the name to The Avenue Nashville West, Inc., Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements apartment to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums, for placement of Units, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Tony Bradford and wife, Cathy Bradford by deed of record in Instrument No. 20160617-0061594, Registers Office for Davidson County, Tennessee.

The Property is improved property. This conveyance is free and clear free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Master Deed.

Grantee hereunder accepts title to the Property and all improvements thereon in an **AS IS, WHERE IS** condition, and without representation or warranty from Successor Trustee as to any matter whatsoever, and by accepting this Successor Trustee's Deed, Grantee represents and warrants that it has conducted its own due diligences with regard to the Property and matters of title related to the Property, and represents and warrants that it has not relied on any statement or action made by Successor Trustee. Without limiting the foregoing, **SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ADDITIONALLY, SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES AS TO THE ABSENCE OR PRESENCE ON OR UNDER THE PROPERTY OF HAZARDOUS SUBSTANCES AS DEFINED BY ANY ENVIRONMENTAL LAWS, INCLUDING WITHOUT LIMITATION THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT ("CERCLA") OR SIMILAR FEDERAL AND STATE LEGISLATION (COLLECTIVELY, THE "ENVIRONMENTAL LAWS").** Grantee accepts title to the Property subject to any problems arising in connection with the Property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of the Environmental Laws, and potential flood hazards. By accepting this Successor Trustee's Deed, Grantee agrees to indemnify and hold the Successor Trustee harmless from any and all costs, expenses, and liability, including without limitation attorney fees, arising out of or in connection with any of the foregoing.

This conveyance may be subject to easements, restrictions, liens, taxes, defects, encumbrances, conveyances, adverse claims and other matters which take priority over the Master Deed and Notice of Lien upon which this foreclosure sale is had, including, but not limited to, the items set forth below, but only to the extent any of such matters take priority over the Master Deed and Notice of Lien. To the extent such matters take priority over the Master Deed and Notice of Lien under applicable law, this conveyance is subject to them, and to the extent such matters do not take priority over the Master Deed and Notice of Lien under applicable law, the Property does not remain subject to them:

The Master Deed and all matters shown on any recorded plat; *Deed of Trust* to Heritage Bank USA, Inc. of record at Instrument No. 20160617-0061594, Register's Office; any and all liens against said property for unpaid property taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter than an accurate survey of the Property might disclose.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Madison L Conquest

MADISON L. CONQUEST, SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melanie Mayes, a Notary Public of this county, MADISON L. CONQUEST, Successor Trustee and not Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

MELANIE MAYES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of April, 2018.

Melanie Mayes

NOTARY PUBLIC
My commission expires: 9-10-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Nine Thousand and No/100 Dollars ($9,000.00).

Madison L Conquest

AFFIANT

Subscribed and sworn before me on this 3rd day of April, 2018.

MELANIE MAYES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 10 2018

Melanie Mayes

NOTARY PUBLIC
My commission expires: 9-10-2018