This Instrument Prepared by: **Matthew A. Moushon** **SURBER, ASHER, SURBER & MOUSHON, PLLC** **Plaza I, Suite 480** **220 Athens Way** **Nashville, TN 37228** Grantor: Michael Scott Fredericksen Grantee: 1 Public Homes, LLC	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $61,000.00. Matthew A. Moushon, Attorney Sworn and subscribed before me this 23rd day of May, 2018. Notary Public

Bill Garrett Davidson County
Batch# 97594 DEEDTRS
05/29/2018 11:08:21 AM 3 pgs
Fees: $18.00 Taxes: $225.70

20180529-0050856

JOEL SURBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 3, 2020

SUCCESSOR TRUSTEE'S DEED

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
1 Public Homes, LLC 5133 Harding, Suite B10 #185 Nashville, TN 37205	New Owner	MAP 103-12-0-C Parcel: 030.00 FB#: 26W09588

WHEREAS, by Master Deed of record in Book 5699, pages 857-873, Register's Office for Davidson County, Tennessee, Michael Scott Fredericksen, as Owner of a Unit in the 3831 Condominium Association, conveyed to A. Harrison Johnson, Jr., Trustee for The 3831 Condominium Association, his successors and assigns, to secure payment of Common Expenses, principal, interest, and attorney fees described in the Master Deed, the following land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit 30 on the Plan of 3831 Condominium of record in Plat Book 5200, page 302, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 3831 Condominium, a horizontal property regime established by Master Deed of record in Book 5699, page 857, said Register's Office.
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> Being the same property conveyed to Robert Gonzales, unmarried from Lagniappe Properties, LLC by quitclaim deed of record as Instrument No. 200210010118952, said Register's Office.
>
> Being improved real property commonly known as 3831 West End Ave., #30, Nashville, TN 37205.

WHEREAS, by instrument of record in Instrument No. 20171201-0122660, The 3831 Condominium Association appointed the undersigned, Surber, Asher, Surber & Moushon, PLLC as Successor Trustee;

WHEREAS, default has been made in the obligation to pay the pro rata share of Common Expenses, principal, interest, and attorney fees as set forth and required in the aforementioned Master Deed, and The 3831 Condominium Association has requested the Successor Trustee to, upon proper advertisement and notice, sell the aforementioned property under the terms and provisions in the Master Deed;

WHEREAS, pursuant to instructions from The 3831 Condominium Association, the Successor Trustee advertised the property for sale in accordance with the terms and provisions of the Master Deed and Tennessee law, as set forth in Exhibit "A," and notices of the time and place of the sale were published in the The Ledger on April 27, 2018, May 4, 2018, and May 11, 2018;

WHEREAS, the Successor Trustee, as required by the Master Deed, offered for sale to the highest bidder for cash, at public outcry, at the Davidson County Courthouse, 1 Public Square, Nashville, TN 37201, at 10:00 a.m. on May 24, 2018, and 1 Public Homes, LLC ("Grantee") being the highest bidder thereof, became the Buyer of said property for the sum of Sixty One Thousand and 00/100 Dollars ($61,000.00).

NOW, THEREFORE, Matthew A. Moushon, in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property in Davidson County, Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 30 on the Plan of 3831 Condominium of record in Plat Book 5200, page 302, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 3831 Condominium, a horizontal property regime established by Master Deed of record in Book 5699, page 857, said Register's Office.
>
> Being the same property conveyed to Robert Gonzales, unmarried from Lagniappe Properties, LLC by quitclaim deed of record as Instrument No. 200210010118952, said Register's Office.
>
> Being improved real property commonly known as 3831 West End Ave., #30, Nashville, TN 37205.

TO HAVE AND HOLD the aforesaid property free from the equity of redemption, homestead, dower, spouse's elective share and all other exemptions of every kind, which were expressly waived in the Master Deed, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same.

This conveyance is made subject to (1) the Master Deed of record in Book 5699, Page 857, and (2) a Deed of Trust recorded in Instrument 20021001-0118954, Register's Office for Davidson County, Tennessee, assigned by Mortgage Electronic Registration Systems, Inc. to The Bank of New York Mellon Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee in Instrument No. 20111010-0078465.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 24th day of May, 2018.

SURBER, ASHER, SURBER & MOUSHON, PLLC

Matthew A. Moushon
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Matthew A. Moushon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Surber, Asher, Surber & Moushon, PLLC, the within named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

This 24th day of May, 2018.

Notary Public

My Commission Expires: 3/3/2020.

JOEL SURBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 3, 2020