Return To:
109 Westpark Drive
Suite 330
Brentwood, TN 37027

This instrument prepared by:
LAW OFFICES OF ARNOLD M. WEISS, PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WC 1882-128910-FC

Bill Garrett Davidson County
Batch# 104599 DEEDTRS
06/14/2018 10:29:56 AM 2 pgs
Fees: $13.00 Taxes: $679.08
20180614-0057130

Tennessee
Map # 149-02-0-038.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 26, 2007, and recorded in Register's Instrument No. 20070803-0092607 and corrected in Affidavit Affecting Title in Instrument Number 20140716-0062732 and Modified at Register's Instrument Number 20160301-0019431 in the Register's Office of Davidson County, Tennessee, Jenica Anderson and Michael Anderson, wife & husband, conveyed to Infinity Title, LLC, 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 201708160083853 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 October 12, 2017 at which time the sale was postponed to February 1, 2018, at the Front Entrance of the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201 of 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 Sam Ghali, Married, whose address is 413 Ridgecrest Lane , Lebanon, TN 37087 being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED EIGHTY THREE THOUSAND FIVE HUNDRED THIRTY FIVE 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 Sam Ghali, Married 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 Sam Ghali, Married, 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:

Being Lot No. 31 on the plan of Oakwood Subdivision, Phase One, of record in Book 6900, page 935, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

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

Jenica Anderson and Michael Anderson, wife & husband, (his/hers/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument No 20050609-0066331 and corrected by Scrivener's Affidavit of record in Instrument No. 20140724-0065736, 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 Sam Ghali, Married, 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 February 1, 2018 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 1, 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
5004 Oakwood Forest Drive,
Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Sam Ghali, Married
413 Ridgecrest Lane
Lebanon TN 37087

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STATE OF TENNESSEE – COUNTY OF Williamson
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $183,535.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, June, 2018
NOTARY PUBLIC
MY COMMISSION EXPIRES 9.30.19

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY