FILE NO.: RMU-18-05477

Karen Johnson Davidson County
Batch# 202133 DEEDTRS
03/06/2019 09:20:08 AM 3 pgs
Fees: $18.00 Taxes: $454.16

20190306-0020251

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 122,747
, Affiant
Subscribed and sworn before me this the
6 Day of March, 2019.
, Deputy Register

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
RMU-18-05477

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Capital Journey, LLC	Capital Journey, LLC	119-02-0-193.00
301 S. Perimiter Park Dr Suite 100 Nashville, TN 37211	301 S. Perimiter Park Dr Suite 100 Nashville, TN 37211	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated August 17, 2011 and recorded August 22, 2011, at **Instrument Number 20110822-0064944**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **JOHN THOMAS BOOKER and LUCILLE BOOKER** ("Borrower") conveyed to ALAN E. SOUTH, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on August 17, 2011, (the "Note"), which obligation is presently held by **FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2017-HB1, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of ALAN E. SOUTH, said appointment being set forth in **Instrument Number 20181116-0113304** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records 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, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on January 10, 2019, at 10:00 AM at the Davidson County Historic Courthouse, located in Nashville, Tennessee, such advertisement appearing in said newspaper on December 6, 2018, December 13, 2018, December 20, 2018, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

FILE NO.: RMU-18-05477

WHEREAS, the Substitute Trustee subsequently postponed the sale in accordance with T.C.A. § 35-5-101(f), if required; and

WHEREAS, on February 14, 2019, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **Capital Journey, LLC** at the price of **One Hundred Twenty-Two Thousand Seven Hundred Forty-Seven and 00/100 ($122,747.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of One Hundred Twenty-Two Thousand Seven Hundred Forty-Seven and 00/100 ($122,747.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Capital Journey, LLC** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

BEING ALL OF THAT CERTAIN LAND OR LOT AS DESCRIBED IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS TO-WIT:

BEING LOT NO. 159 ON THE PLAN OF STERLING HEIGHTS SUBDIVISION SECTION 5, AS OF RECORD IN BOOK 1835, PAGE 37, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEGINNING AT A POINT IN THE SOUTHWESTERLY MARGIN OF GLENROSE AVENUE, BEING THE COMMON CORNER OF LOTS 159 AND 160, THENCE SOUTHWESTWARDLY 115 FEET WITH THE LINE BETWEEN SAID LOTS TO THE COMMON CORNER OF LOT NOS. 158, 159, AND 160; THENCE SOUTHEASTWARDLY 115 FEET WITH THE LINE BETWEEN LOT NOS. 158 AND 159 TO A POINT IN THE NORTHWESTERLY MARGIN OF SANDRA DRIVE; THENCE NORTHEASTWARDLY WITH SAID MARGIN 95 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHWARDLY 31.42 FEET AROUND SAID CURVE TO A POINT IN THE SOUTHWESTERLY MARGIN OF GLENROSE AVENUE; THENCE NORTHWESTWARDLY WITH SAID MARGIN 95 FEET TO THE POINT OF BEGINNING.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTION AND EASEMENTS OF RECORD. PURSUANT TO TENN. CODE ANN. S 66-24-121 (A), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD. THE INSTRUMENT CONSTITUTING THE SOURCE OF THE MORTGAGORS DEED OF TRUST LEGAL AND EQUITABLE INTERESTS IN THE FOREGOING DESCRIBED PROPERTY WAS A DEED RECORDED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The source of title is recorded at Instrument Number 20110822-0064915, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 2201 SANDRA DRIVE, NASHVILLE, TN 37210.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

FILE NO.: RMU-18-05477

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee this 14th day of February, 2019.

Rubin Lublin TN, PLLC

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Katherine Rhodes, of the state and county aforesaid, personally appeared, Victor Kang, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, this 14th day of February, 2019.

Notary Public

KATHERINE RHODES NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA APRIL 8, 2022

My commission expires:

April 8, 2022

STATE OF _____)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $ _____.

WITNESS my hand this ____ day of _____, 20__.

Printed Name: Grantee/Agent

Sworn to and subscribed
before me this ___day of _____, 20___.

Notary Public

My commission expires:

_____