FILE NO.: PNY-18-05589

Karen Johnson Davidson County
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Fees: $23.00 Taxes: $666.37
20190319-0024839

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
PNY-18-05589

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
BRECKENRIDGE PROPERTY FUND 2016, LLC	BRECKENRIDGE PROPERTY FUND 2016, LLC	07514002200
2015 MANHATTAN BEACH BLVD REDONDO BEACH , CA 90278	2015 MANHATTAN BEACH BLVD REDONDO BEACH , CA 90278	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated April 29, 2016 and recorded May 5, 2016, at **Instrument Number 201605050044575**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **JOSEPH TROY JACO and MONICA R DONOVAN JACO and ROBERT M DONOVAN** ("Borrower") conveyed to TOUCHSTONE TITLE & ESCROW, LLC, 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 April 29, 2016, (the "Note"), which obligation is presently held by **PennyMac Loan Services, LLC**; 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 TOUCHSTONE TITLE & ESCROW, LLC, said appointment being set forth in **Instrument Number 20181002-0097664** 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 February 21, 2019, at 10:00 AM at the Davidson County Historic Courthouse, located in Nashville, Tennessee, such advertisement appearing in said newspaper on January 24, 2019, January 31, 2019, February 7, 2019, 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

WHEREAS, on February 21, 2019, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **BRECKENRIDGE PROPERTY FUND 2016, LLC** at the price of **One Hundred Eighty Thousand One Hundred and 00/100 ($180,100.00)** 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 Eighty Thousand One Hundred and 00/100 ($180,100.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **BRECKENRIDGE PROPERTY FUND 2016, 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:

LAND IN THE 4TH CIVIL DISTRICT OF DAVISON COUNTY, BEING LOT NO. 174 ON THE PLAT OF HERMITAGE ESTATES, SECTION 4, BEING A RESUBDIVISION OF LOT 174 AND RESERVED PARCELS "J", "K", ON THE PLAN OF HERMITAGE ESTATES, SECTION I, OF RECORD IN PLAT BOOK 3700, PAGE 148, REGISTER`S OFFICE FOR SAID COUNTY. SAID LOT NO. 174 FRONTS 161.4 FEET ON THE NORTH MARGIN OF LUREE DRIVE AND EXTENDS BACK 161.3 FEET ON THE EAST LINE AND 138.15 FEET ON THE WEST LINE, WHICH IS A BROKEN LINE, TO A LINE ON THE RARE ON WHICH IT MEASURES 127.8 FEET. BEING THE SAME PROPERTY CONVEYED TO MONICA R. DONOVAN-JACO AND JOSEPH JACO, HUSBAND AND WIFE, AND ROBERT M. DONOVAN, A MARRIED MAN, BY WARRANTY DEED FROM TROY E. RAYMER AND WIFE, DAWN RAYMER, OF RECORD IN INSTRUMENT NO.: 20160505-0044574, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The source of title is recorded at Instrument Number 201605050044574, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 8126 LUREE LN, HERMITAGE, TN 37076.

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.

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 22nd 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, Amanda Norris, 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 22nd day of February, 2019.

Amanda Norris
Notary Public

My commission expires:

August 13, 2022

AMANDA NORRIS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 13, 2022

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

The actual consideration or value, whichever is greater, for this transfer is $ 180,100.00.

WITNESS my hand this 19 day of MARCH, 2019

_____

Printed Name: Grantee/Agent

Sworn to and subscribed
before me this 19 day of MARCH, 2019.

J. A. Scott
Notary Public

J. A. SCOTT
Notary Public - California
Los Angeles County
Commission # 2248160
My Comm. Expires Jun 29, 2022

My commission expires:

JUNE 29, 2022

True Copy Certification

I, Britney Rank, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Britney Rank
Signature

State of Caifornia

County of Los Angeles

Personally appeared before me J. A. Scott, a notary public for this county and state, Britney Rank who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J. A. Scott
Notary's Signature

My Commission Expires: June 29, 2022
Notary' Seal (if on paper)

J. A. SCOTT
Notary Public - California
Los Angeles County
Commission # 2248160
My Comm. Expires Jun 29, 2022