Karen Johnson Davidson County
Batch# 207705 DEEDTRS
03/19/2019 04:24:24 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190319-0025117

This Instrument Prepared By:
Joseph P. Rusnak
Tune, Entrekin & White, P.C.
UBS Tower, Suite 1700
Nashville, TN 37238
(615) 244-2770

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows: Mortgagee: Map & Parcel Numbers:

IMGJ, LLC
c/o Myron G. Jones
720 East Vaughn Avenue
Gilbert, AZ 85234

Map 127
Parcel 311

Send Tax Bills: New Owner

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), the receipt of which is hereby acknowledged and which represents the highest bid at the foreclosure sale held on February 22, 2019 at 1:00 p.m. at the second floor mezzanine in the historic Davidson County Courthouse, One Public Square, in Nashville, Davidson County, Tennessee pursuant to an appropriate notice of sale published in The Davidson AM, a newspaper of general circulation, on August 25, September 1 and 8, 2017 and pursuant to a sale date originally scheduled for September 14, 2017 and continued by announcement from time to time until February 22, 2019, the undersigned, Joseph P. Rusnak, as substitute trustee, by written instrument recorded at Instrument No. 20170823-0086802, Register's Office for Davidson County, Tennessee, under the power and authority vested in me by a deed of trust dated December 19, 2016 executed by LCD, LLC and Gabriel Real Estate Holdings, LLC, and recorded at Instrument No. 20161227-

0135604 in the Register's Office of Davidson County, Tennessee, I hereby quitclaim and convey unto IMGJ, LLC, its heirs and assigns, all of my right, title and interest in and to a certain tract of land located in Davidson County, Tennessee and described as follows:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 22nd Council District of Davidson County, Tennessee, being further described as follows, to-wit: Being Lot 1 of LCD Lots #1 and #2, of record in Instrument 20151221-0128184, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Larry's Country Diner, LLC by Quitclaim Deed from The Tennessee Credit Union, a Tennessee corporation, of record as Instrument 20160802-0079601, Register's Office for Davidson County, Tennessee. The said Larry's Country Diner, LLC is now known as Gabriel Real Estate Holdings, LLC, as evidenced of record as Instrument 20160720-0074749, said Register's Office.

This is improved property located at 7734 Highway 70 South, Nashville, Tennessee.

IN WITNESS THEREOF, the undersigned has caused this instrument to be executed on this 19 day of March 2019.

Joseph P. Rusnak, Substitute Trustee

STATE OF ARIZONA)
COUNTY OF MARICOPA)

The actual consideration for the transfer of this interest is $0.00

IMGJ, LLC

By: Myron Jones
Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa H. Hobbs a Notary Public of said County, Joseph P. Rusnak, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of March 2019.

Notary Public

My Commission Expires

TERESA H. HOBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2019

STATE OF ARIZONA)
COUNTY OF MARICOPA)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Myron Jones, and represented himself to be the Chief Manager for IMGJ, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office on this the 13th day of March 2019.

Notary Public

My Commission expires:

11-16-2022

Lisa Trujillo
NOTARY PUBLIC – ARIZONA
MARICOPA COUNTY
Commission No. 555944
My Commission Expires
November 16, 2022

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