Karen Johnson Davidson County
Batch# 208108 DEEDTRS
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Fees: $23.00 Taxes: $555.00
20190320-0025397

FILE NO.: 16-07483

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Ste 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Teresa P. Bryson conveyed to Kyle Walters as Trustee for the benefit of Household Financial Center Inc., the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated November 9, 2004 and recorded on November 11, 2004 in Instrument No. 20041111-0135887, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust**; and

WHEREAS, U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20160804-0080814 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on March 2, 2017, March 9, 2017, and March 16, 2017; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on March 28, 2017 at 10:00AM to the highest and best bidder for cash, at which sale WnS Properties, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $150,000.00; and

WHEREAS, WnS Properties, LLC has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by WnS Properties, LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC,

as Substitute Trustee, does hereby grant, bargain, sell and convey unto WnS Properties, LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 72 ON THE PLAN OF SECTION THREE, WEMBLEY DOWNS, OF RECORD IN BOOK 8250, PAGE 108, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 72 FRONTS 38.94 FEET ON THE WESTERLY MARGIN OF BEXHILL COURT NORTH AND EXTENDS BACK 100.00 FEET ON THE SOUTHERLY LINE AND 96.30 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 38.50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED FROM PHILLIPS BUILDERS, INC. TO TERESA P. BRYSON, UNMARRIED BY DEED RECORDED 11/25/1992, IN BOOK 8796, AT PAGE 517, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. TAX MAP OR PARCEL ID NO.: 064160C06500C0

Property commonly known as: 819 Bexhill Court North, Hermitage, TN 37076.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where 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.

IN TESTIMONY WHEREOF, **Attorney Patrick Taggart** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 11 day of March, 2019.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Patrick Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Patrick Taggart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: June 19, 2021

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patrick Taggart - as Agent

Subscribed and sworn to before me on this 11th day of March, 2019.

Notary Public

My Commission Expires: June 19, 2021

Brock & Scott File No.: 16-07483
Property Address: 819 Bexhill Court North, Hermitage, TN 37076
Tax Parcel I.D. No.: 064160C06500C0
Property Owner and Tax Notices:
WnS Properties, LLC
122 Generals Retreat Place
Franklin, TN 37064

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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 document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY