Karen Johnson Davidson County
Batch# 208251 DEEDTRSMD
03/21/2019 09:33:24 AM 3 pgs
Fees: $18.00 Taxes: $79.97
20190321-0025624

THIS INSTRUMENT PREPARED BY:
Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

JUDICIAL FORECLOSURE DEED

WHEREAS, by Quitclaim Deed of record in Instrument No. 20011002-0106389, Register's Office for Davidson County, Tennessee, Pamela Foster Brown was the record owner of certain real property known as 315 Huntington Ridge Drive, Nashville, Tennessee 37211 ("Subject Property"); and,

WHEREAS, title to the Subject Property is subject to the Declaration of Covenants, Conditions and Restrictions ("Declaration") of record in Book 4729, Page 687, et seq., said Register's Office; and,

WHEREAS, Default having been made by Pamela Foster Brown in the terms, conditions and payments recited within the Declaration by the failure and/or refusal to pay mandatory assessments created therein, such assessments having been secured by the Lien created by such Declaration and further secured by the Notice and Claim of Lien of record in Instrument No. 20100430-0033102, said Register's Office; and,

WHEREAS, by Order Granting Default Judgment for Judicial Foreclosure granted by the Chancery Court for Davidson County, Tennessee, Case No. 18-0629-II, of record in Instrument No. 20190220-0015319 in said Register's Office, Huntington Ridge Townhouse Homeowner Association, Inc. ("Huntington Ridge" or "Association"), published a Notice of Foreclosure Sale which appeared in The Tennessean Newspaper on February 22, 2019, March 1, 2019 and March 8, 2019, that the Subject Property was to be sold on the 20th day of March, 2019 at 11:00A.M. Central Standard Time at the front door of the South side of the Davidson County Courthouse located at 1 Public Square, Nashville, Tennessee 37201; and,

WHEREAS, at the time and place mentioned in said Notice of Foreclosure Sale the undersigned offered Subject Property for sale to the highest and best bidder for cash in accordance with the said Order Granting Default Judgment for Judicial Foreclosure and Tenn. Code Ann. § 35-5-101, et seq., on behalf of Huntington Ridge, at which time the Subject Property was sold to **Les Lazarus, Married**, whose address is **3213 Toddway Court, Nashville, Tennessee 37214**, at and for the sum of Twenty-One Thousand Six Hundred Thirteen and 00/100 ($21,613.00) Dollars, that being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and the payment by Les Lazarus, Married, of the sum of money bid, the undersigned, Scott D. Weiss, Attorney for Huntington Ridge Townhouse Homeowner Association, Inc., does, pursuant to the said Order Granting Default Judgment for Judicial Foreclosure, hereby grant, bargain, sell and convey to the said Les Lazarus, Married, his successors and assigns, in fee simple forever, the property above mentioned and being further described as property situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 164, on the Plan of Huntington Ridge Townhouses, as of record in Book 4675, Page 9 of the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Pamela Foster Brown, from Joe C. Foster and Mayon D. Foster, by Quitclaim Deed of record in Instrument No. 20011002-0106389, Register's Office for Davidson County, Tennessee.
>
> Being improved property known as: 315 Huntington Ridge Drive, Nashville, TN 37211.

This conveyance is subject to any and all unpaid taxes that may be a lien against the property; the Declaration of Covenants, Conditions and Restrictions of record in Book 4729, Page 687, et seq., Register's Office for Davidson County, Tennessee; the Amendment to Declaration of Covenants, Conditions and Restrictions of Huntington Ridge Townhouse Homeowners Association, Inc., of record in Book 4889, Page 905, et seq., said Register's Office; the Second Amendment to Declaration of Covenants, Conditions and Restrictions of Huntington Ridge Townhouse Homeowners Association, Inc. ("Second Amendment"), of record in Book 5394, Page 243, said Register's Office, the said Second Amendment having been rendered invalid by Notice of Board Resolution Regarding Second Amendment to Declaration, of record in Instrument No. 20110331-0024865, said Register's Office; Amended and Restated By-Laws Huntington Ridge Townhouse Homeowners Association, of record in Instrument No. 20080324-0029069, said Register's Office; Amendment to the By-Laws of Huntington Ridge Townhouse Homeowners Association, Inc., of record in Instrument No. 20130724-0076332, said Register's Office, and any and all amendments, restrictions and rules which may further be of record in said Register's Office.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Les Lazarus, Married, his successors and assigns, in fee simple forever, to whom the said Huntington Ridge Townhouse Homeowners Association, Inc. warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, the said Scott D. Weiss, Attorney for Huntington Ridge Townhouse Homeowners Association, Inc. has hereunto set its hand and seal this 21st day of March, 2019.

Scott D. Weiss, Attorney for
Huntington Ridge Townhouse Homeowners
Association, Inc.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott D. Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Attorney for Huntington Ridge Townhouse Homeowners Association, Inc., the within named bargainor, and that he as such Attorney executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of March, 2019.

My commission expires: 11/8/21

Notary Public

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $21, 613.00.

Affiant

Subscribed and sworn to before me this the 21st day of March, 2019.

My Commission Expires: May 2, 2022

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER AS FOLLOWS:

Les Lazarus
3213 Toddway Court
Nashville, Tennessee 37214

SEND TAX BILLS TO:

"NEW OWNER"

Map: 161110A
Parcel: 164.00CO