Karen Johnson Davidson County
Batch# 256821 DEEDTRSMD
07/15/2019 10:31:24 AM 3 pgs
Fees: $18.00 Taxes: $603.10

20190715-0068751

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $163,000.00

Affiant

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

Notary Public

My Commission Expires 7-5-21

SUSANNAH L. DANIEL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 05 2021

THIS INSTRUMENT PREPARED BY:
Scott D. Weiss, Esq.
Ortale Kelley Law Firm
330 Commerce Street, Ste. 110
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Property ID
Andy Regg 170-D East Main Street, PMB 172 Hendersonville, TN 37075	Andy Regg 170-D East Main Street, PMB 172 Hendersonville, TN 37075	104 09 0G 028.00

SUCCESSOR TRUSTEE ' S DEED

WHEREAS, by the Master Deed for West End Condominium Homeowners' Association (hereinafter referred to as the "Master Deed") of record in Book 6809, Page 569, et seq. and amended in Book 9992, Page744 in the Register's Office of Davidson County, Tennessee, J. Greer Cummings, Jr, Trustee was named as Trustee, to sell the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations within a certain Notice of Lien of record in Instrument No. 20190221-0015919, said Register's Office; and

WHEREAS, by Appointment of Successor Trustee of record in Instrument No. 20190405-0031352 and by Scrivener's Affidavit of record in Instrument No. 20190410-0032834, said Register's Office, The West End Condominium Homeowners' Association, the lawful owner and holder of said indebtedness, appointed Scott D. Weiss, to succeed to all the rights, title and powers conferred upon the said J. Greer Cummings, Jr., Trustee; and,

WHEREAS, default was made in the terms and conditions of said Notice of Lien and the lawful owner and holder requested the undersigned to advertise and sell said property under the terms and provisions of said Master Deed; and,

WHEREAS, pursuant to said request by West End Condominium Homeowners' Association, Inc., owner of the debt secured by said Notice of Lien, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Master Deed by advertisement which appeared in The Tennessean on the 21st and 28th day of June, 2019 and on the 5th day of July, 2019, the sale was appointed to be held on the 10th day of July, 2019, 11:00 a.m. local time, at the front door of the South side of the Davidson County Courthouse, located at 1 Public Square, Nashville, Davidson County Tennessee 37201; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale to the highest call bidder and at public outcry for cash at which time the said property was struck off and sold to Andy Regg, whose address is 170-D East Main Street, PMB 172 Hendersonville, TN 37075, and for the sum of One Hundred Sixty Three Thousand and 00/100 ($163,000.00) Dollars, that being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and the payment by Andy Regg, of the sum of money bid, receipt of which is hereby acknowledged, the undersigned, Scott D. Weiss, Successor Trustee, does hereby grant, bargain, sell and convey to the said Andy Regg, 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:

> Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 28 of the West End Place Condominiums, a horizontal property regime, established by the Master Deed for Park Circle Condominiums, of record in Book 6809, Page 569, and amended in book 9992, Page 744, changing the name to West End Place of 3500 West End Avenue, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
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> Being the same property conveyed to Megan W. Bell, unmarried and Harry Rapoport, as tenants in common with the right of survivorship from Daniel A. Mardes, Married, by deed of record in Instrument No. 20071220-0145862, Register's Office for Davidson County.
>
> BEING improved property located at 125 West End Place, Nashville, Tennessee 37205.

This conveyance is subject to any and all unpaid taxes that may be a lien against the property; and subject to any and all other liens, interests, encumbrances, subdivision restrictions and easements which take priority over the Notice of Lien upon which the foreclosure sale is had.

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 Andy Regg, his successors and assigns, in fee simple forever, to whom the said Scott D. Weiss, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Scott D. Weiss, Successor Trustee, has hereunto set its hand and seal this 11th day of July, 2019.

By: Scott D. Weiss
Its: Successor Trustee

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, Successor Trustee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2019.

My Commission Expires: 11/08/21

Notary Public

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY