SUBSTITUTE TRUSTEE'S DEED	THIS INSTRUMENT PREPARED BY:
Karen Johnson Davidson County Batch# 267542 DEEDTRSMD 08/07/2019 08:18:29 AM 2 pgs Fees: $13.00 Taxes: $203.50 20190807-0078274	**Charles E. Walker, Attorney** **Woodbine Legal PC** **69 Thompson Ln** **Nashville, Tennessee 37211** **615.367.5111**

SS.
STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $55,000.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY OF August, 2019.

NOTARY PUBLIC
MY COMM. EXP. 3/8/2021

CHARLES E. WALKER STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
K-2 Pagoda Trust **Pete Knestick, Trustee** **718 Thompson Lane** **Suite 108-225** **Nashville, TN 37204**	**K-2 Pagoda Trust** **Pete Knestick, Trustee** **718 Thompson Lane** **Suite 108-225** **Nashville, TN 37204**	**133-15A-60**

SUBSTITUTE TRUSTEE'S DEED

This indenture made the 10th day of July, 2019, by and between Charles E. Walker, Successor Trustee, party of the first part, and Pete Knestrick, Trustee, for the K-2 Pagoda Trust party of the second part.

WHEREAS, on the 22nd day of June, 2006, Suzanne Flit and husband, Joseph Flit, conveyed by Warranty Deed to Theodore D. Nelson, certain real property fully described in Instrument Number 20060627-0076910 recorded in the Register's Office of Davidson County, Tennessee; and

WHEREAS, by virtue of his purchase of the below described property which was subject to the powers of the Trustee named in the Master Deed of record in Book 6111, page 22, as amended, and duly recorded in the Register's Office for Davidson County, Tennessee and conveyed a parcel of property which is described in the Deed of Trust as follows:

Land in Davidson County, Tennessee, being Unit No. K-2 of Pagoda Condominiums, as established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same Property conveyed to Theodore D. Nelson by deed from Suzanne Flit and husband, Joseph Flit, of record in Instrument No. 20060627-0076910, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as **320 Welch Road, Unit K-2, Nashville, Tennessee 37211;** and

WHEREAS, the said Master Deed was the purpose of securing certain indebtedness owed by Theodore D. Nelson to the Pagoda Condominium Association which is in default and which is owed to the Association; and

WHEREAS, the party of the first part hereto did advertise said property as provided for in said Master Deed in a weekly newspaper published in Davidson County, Tennessee, to-wit: The Tennessee Tribune on June 13, June 20, and June 27, 2019 giving the time, place and terms of the sale; and

WHEREAS, Charles E. Walker, Attorney at Law, having been appointed as Successor Trustee by the APPOINTMENT OF SUCCESSOR TRUSTEE being recorded in said Register's Office under Instrument No. 20190610-0055068; and

WHEREAS, on the 8th day of July, 2019, at 4:00 o'clock p.m., local time, at the front doors of the main entrance to the Davidson County Courthouse on the Public Square, Downtown Nashville, Tennessee, at the time and place fixed the said property was offered for sale at public auction in bar of the right of equity of redemption as provided in said Master Deed and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party of the second part hereto at the bid of Two Thousand One Hundred Dollars ($2,100.00), the party of the second part being the highest and best bid which sum was paid and receipt is hereby acknowledged.

NOW THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Charles E. Walker, Successor Trustee, does thereby bargain, sell, transfer and convey unto said party of the second part, Pete Knestrick, Trustee, the parcel or lot of land herein before described to have and to hold the same, together with all herediments, improvements, buildings, easement and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, free from all right and equity of redemption and the maker of said Note and all persons claiming to and under them except as to the recorded first mortgage. The party of the first party affirms that, as Successor Trustee, he is lawfully seized of said property, has good right to convey it, will and does warrant unto said party of the second part, his heirs and assigns, the title of said property as against all persons claiming by, through or under the first party, except the first mortgage holder, but no further or otherwise.

This sale is subject to the rights of the first mortgage holder and the Davidson County Trustee for present and past due real property taxes.

WITNESSETH the hand of the first party, the date and year first above written.

Successor Trustee
Charles E. Walker

SS.

State of Tennessee
County of Davidson

Personally appeared before me, Charles E Walker, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, Charles E. Walker, Successor Trustee, 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 05th day of ~~July~~ Aug, 2019.

NOTARY PUBLIC
MY COMM. EXP. November 5, 2019

JAMAL HIMBIR NOTARY PUBLIC STATE OF TENNESSEE COUNTY

JAMAL HIMBIR NOTARY PUBLIC STATE OF TENNESSEE COUNTY of DAVIDSON My Commission Expires