SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

WHEREAS, by Deed of Trust dated March 30, 2007 executed by James Walker for the benefit of Bank of Nashville of record at instrument no. 20070402-0038986 and assigned to Amos Financial, LLC by Assignment of Note and Other Loan Documents of record at instrument no. 20190528-0050035, each in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"), James Walker conveyed to Linda Hood, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured appointed **WILLIAM P. MOSS III** as Substitute Trustee by that certain Appointment of Substitute Trustee recorded in the Register's Office of Davidson County, Tennessee at instrument no. 20190628-0063155; 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 the Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of the Deed of Trust on July 19, 26, August 2, 2019 in *The Ledger*, a newspaper of general circulation, printed in Davidson County, Tennessee, as evidenced by Exhibit A attached hereto, by which advertisement, the sale was held on August 9, 2019 at 12:00 P.M. at the Davidson County Courthouse in Nashville, Tennessee free from all right of equity of redemption, statutory right of redemption, homestead, dower, elective or distributive share, and all other rights and exemptions of every kind, all of which are waived in the Deed of Trust; and

WHEREAS, at the time and place mentioned in said advertisement, William P. Moss III, the undersigned Substitute Trustee, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Cornerstone Investments, Inc.**, a Tennessee corporation, being the highest, best, and last bidder, became the purchaser of said property at and for the sum of $34,350.00; and

NOW, THEREFORE, in consideration of the premises and of the payment by Cornerstone Investments, Inc. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **WILLIAM P. MOSS III, as SUBSTITUTE TRUSTEE**, does hereby quitclaim unto **CORNERSTONE INVESTMENTS, INC., a Tennessee corporation**, its successors and assigns all his interest in the following described real property situated in Davidson County, Tennessee:

Being Lot No. 203, Building B, Resubdivision of Lot 1, Phase IV, Villages of Brentwood, as recorded in Plat Book 6900, Page 471 in the Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to James Walker from Ryan C. McMurtry by Warranty Deed of record at instrument no. 20070402-0038984 in the Register's Office

Karen Johnson Davidson County
Batch# 272957 DEEDQC
08/19/2019 09:11:48 AM 4 pgs
Fees: $23.00 Taxes: $127.10
20190819-0082591

of Davidson County, Tennessee.

The Substitute Trustee does hereby quitclaim unto Grantee all of his right, title and interest in the said property and not further or otherwise and subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

IN TESTIMONY WHEREOF, **WILLIAM P. MOSS III, as Substitute Trustee** has hereunto set his hand, this 12th day of August 2019.

WILLIAM P. MOSS III, SUBSTITUTE TRUSTEE

STATE OF MISSISSIPPI)
COUNTY OF LAFAYETTE)

On this 12th day of August 2019, before me personally appeared WILLIAM P. MOSS III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and seal, at office, the day and year above written.

Notary Public

My Commission Expires:_____

VICKIE L. OATES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. NOV. 21, 2022

****

(FOR RECORDING DATA ONLY)

Property Addresses:
340 Yorkshire Circle
Nashville, TN 37211

Property Owner and mail tax bills to:
Cornerstone Investments, Inc.
718 Thompson Ln.
#108
Nashville, TN 37204

Tax Parcel ID
161110C00900CO

This Instrument Prepared by:
William P. Moss III, Esq.
Harris Shelton Hanover Walsh, PLLC
6060 Primacy Pkwy, Suite 100
Memphis, TN 38119

After recording return to:
Cornerstone Investments, Inc.
718 Thompson Ln.
#108
Nashville, TN 37204

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is ~~$34,350.00~~.

Affiant

Subscribed and sworn to before me this the 12th day of August 2019.

Notary Public

My Commission Expires:

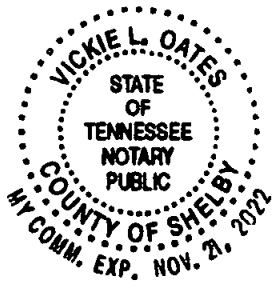


EXHIBIT A

NOTICE OF FORECLOSURE AND SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default having been made by failure to comply with the terms and conditions of a Home Equity Line of Credit Agreement dated March 30, 2007 executed by JAMES WALKER and an Open End Deed of Trust (the "Deed of Trust") dated March 30, 2007 executed by JAMES WALKER, for the benefit of The Bank of Nashville of record at instrument no. 20070402-0038986 and assigned to Amos Financial, LLC by Assignment of Note and Other Loan Documents of record at instrument no. 20190528-0050035, each in the Register's Office of Davidson County, Tennessee ("Register's Office"); as the current owner and holder of said Deed of Trust, Amos Financial, LLC, appointed as Substitute Trustee, the undersigned, William P. Moss III, with all of the rights, powers, and privileges of the original Trustee named in said Deed of Trust.

WHEREAS, the entire indebtedness having been declared due and payable as provided in said Deed of Trust by Amos Financial LLC, and payment not having been made, notice is hereby given that William P. Moss III, Substitute Trustee, having been requested to do so by the lawful owner of said indebtedness, will on August 9, 2019 at 12:00 PM (noon) at the south door of the Davidson County Courthouse in Nasvhille, Tennessee, sell for cash to the highest bidder free from all right of equity of redemption, statutory right of redemption, homestead, dower, elective or distributive share, and all other rights and exemptions of every kind, all of which are waived in the Deed of Trust, the real estate described in instrument no. 20070402-0038984 in said Register's Office and situated in Davidson County, Tennessee:

Street Address is believed to be: 340 Yorkshire Circle, Nashville, TN 37211

Map & Parcel: 081 16 0 0566.00

This sale is subject to any and all unpaid taxes, and any other prior claims, liens, easements, set back lines and restrictions. In addition, the following parties may claim an interest in the above referenced property: Evelyn Coleman, Carol S. Anderson, Wells Fargo Bank, N.A.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

William P. Moss III, Substitute Trustee
Harris Shelton Hanover Walsh, PLLC
6060 Primacy Pkwy, Suite 100
Memphis, Tennessee 38119
bmoss@harrisshelton.com

July 19, 26, Aug. 2, 2019 Fol44720

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

July 19, 2019
July 26, 2019
August 2, 2019

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Jamie Carpenter
Jamie Carpenter, Administrative Assistant

STATE OF TENNESSEE

On this 2nd day of **August 2019**, the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that the instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Jamie Carpenter** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

This legal notice was published online at www.tnledger.com and www.publicnoticeads.com/tn for the duration of the run dates listed above. This publication fully complies with Tennessee Code Annotated – 1-3-120.

WITNESS my hand and Official Seal at office this 2nd day of **August 2019**.

WHITNEY C. LOGAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 29, 2021

Notary Public