FILE NO.: BVF-16-07071

Karen Johnson Davidson County
Batch# 275415 DEEDTRS
08/22/2019 12:22:24 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00

20190822-0084600

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BVF-16-07071

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Sandra B. Carlton	**Sandra B. Carlton**	**17700002900**
211 Mockingbird Road Nashville, TN 37205	**211 Mockingbird Road Nashville, TN 37205**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated March 16, 1999 and recorded March 31, 1999, in **Deed Book 11408**, **Page 717 (as modified by Loan Modification Agreement at Deed Book 11424, Page 459)**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **CHARLA H. HONEA and EUGENE HONEA** ("Borrower") conveyed to JOHN M. JORDAN, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on March 16, 1999, (the "Note"), which obligation is presently held by **Bayview Loan Servicing, LLC, a Delaware Limited Liability Company**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of JOHN M. JORDAN, said appointment being set forth in **Instrument Number 20161227-0135822** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on July 11, 2019, at 10:00 AM at the Davidson County Historic Courthouse, Nashville, Tennessee, located in Nashville, Tennessee, such advertisement appearing in said newspaper on June 13, 2019, June 20, 2019, June 27, 2019, July 18th, 2019, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

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WHEREAS, the Substitute Trustee subsequently postponed the sale in accordance with T.C.A. § 35-5-101(f), if required; and

WHEREAS, on August 8, 2019, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **Sandra B. Carlton** at the price of **Three Hundred Sixty Thousand One and 00/100 ($360,001.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Three Hundred Sixty Thousand One and 00/100 ($360,001.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Sandra B. Carlton** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 OF FOX HOLLOW FARMS, LOCATED WEST OF STATE ROUTE 96 AT OLD HARDING ROAD, IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WEST LINE OF THE PROPERTY CONVEYED TO H.O. KING, OF RECORD IN DEED BOOK 72, PAGE 35, REGISTER`S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE; THENCE, LEAVING SAID KING PROPERTY, NORTH 35 DEG. 21 MINUTES 59 SECONDS WEST, 477.07 FEET TO AN IRON PIN; THENCE, NORTH 43 DEG. 33 MINUTES 05 SECONDS WEST, 253.99 FEET TO AN IRON PIN; THENCE, NORTH 51 DEG. 49 MINUTES 17 SECONDS EAST, 638.20 FEET TO AN IRON PIN; THENCE, SOUTH 08 DEG. 04 MINUTES 22 SECONDS WEST, 146.37 FEET TO AN IRON PIN; THENCE, SOUTH 02 DEG. 05 MINUTES 18 SECONDS WEST, 823.22 FEET TO THE POINT OF BEGINNING, AND DESCRIBED ON EXHIBIT "A" OF THE SUPPLEMENT AND AMENDMENT NO. 7 TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOX HOLLOW FARMS, OF RECORD SIMULTANEOUSLY HEREWITH.

THIS CONVEYANCE IS SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOX HOLLOW FARMS, OF RECORD IN BOOK 8960, PAGE 252 AND AS AMENDED IN BOOK 9048 PAGE 590 AND IN BOOK 9052 PAGE 433, IN BOOK 9137, PAGE 784, IN BOOK 9340 PAGE 579, IN BOOK 9400 PAGE 936, AND IN BOOK 9454 PAGE 59, REGISTER`S OFFICE FOR DAVIDSON COUNTY, AND OF RECORD IN BOOK 1081, PAGE 405, AND AMENDED IN BOOK 1110, PAGE 948, PAGE 1110, PAGE 49, IN BOOK 1122 PAGE 655, IN BOOK 1194, PAGE 416, IN BOOK 1212, PAGE 781, AND IN BOOK 1228, PAGE 863, REGISTER`S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE; RESTRICTIVE COVENANTS OF RECORD IN BOOK 8353, PAGE 806, REGISTER`S OFFICE FOR DAVIDSON COUNTY, AND IN BOOK 904, PAGE 69, REGISTER`S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE; CHARTER OF FOX HOLLOW FARMS HOMEOWNERS MINUTES ASSN., OF RECORD IN BOOK 8960, PAGE 251, REGISTER`S OFFICE FOR DAVIDSON COUNTY, AND IN BOOK 1081, PAGE 404, REGISTER`S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE; AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, OF RECORD IN BOOK 8916, PAGE 345, AND CORRECTED IN BOOK 8960, PAGE 247, IN BOOK 9052 PAGE 433, AND REVISED BY EXHIBIT "B" TO AMENDMENT NO. 3 TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS, OF RECORD IN BOOK 9137, PAGE 784, REGISTER`S OFFICE FOR DAVIDSON COUNTY, AND IN BOOK 1065, PAGE 755, AND CORRECTED IN BOOK 1081, PAGE 400, AND REVISED BY EXHIBIT "B" TO AMENDMENT NO. 3 TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK.1132, PAGE 655, REGISTER `S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE; AN INSTRUMENT OF CORRECTION OF RECORD IN BOOK 9305, PAGE 487, REGISTER`S OFFICE FOR DAVIDSON COUNTY, AND IN BOOK 1195 PAGE 98 REGISTER`S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE; AND A GRANT OF EASEMENT OF RECORD IN BOOK 9340, PAGE 585, REGISTER`S OFFICE FOR DAVIDSON COUNTY, AND IN BOOK 1194, PAGE 422 REGISTER`S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

NOTE: ALL BOOKS AND PAGES RECITED ABOVE APPLY TO TRACTS WHICH MAY LIE IN BOTH DAVIDSON AND WILLIAMSON COUNTIES, TENNESSEE. ANY TRACT LYING SOLELY WITHIN THE BOUNDARY OF EITHER DAVIDSON OR WILLIAMSON COUNTY, TENNESSEE, WILL BE SUBJECT TO THE BOOKS AND PAGES HEREINABOVE RECITED FOR THE COUNTY IN WHICH THE TRACT IS LOCATED.

THIS CONVEYANCE IS SUBJECT TO THE DECLARATIONS, AND AS AMENDED, AS OF RECORD AFOREMENTIONED, AND ALSO AS RECORDED SIMULTANEOUSLY HEREWITH;

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RESTRICTIVE COVENANTS, AS OF RECORD AFOREMENTIONED; EASEMENTS, AND AS AMENDED, OF RECORD AFOREMENTIONED; AND SETBACK LINE(S), IF ANY; CHARTER OF FOX HOLLOW FARMS HOMEOWNERS` ASSOCIATION, OF RECORD IN BOOK 8960, PAGE 251, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED AND WILL BE PAID BY THE GRANTOR HEREIN.

The source of title is recorded at Book 9468, Page 413, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 201 FOX WAY POINTE, NASHVILLE, TN 37221.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; any right of redemption as provided for in T.C.A. § 67-1-1433(c)(1), which the State of Tennessee may have with respect to the State tax lien attached hereto, taking into account the fact that the State of Tennessee has been notified of the foreclosure sale pursuant to T.C.A. § 67-1-1433(b)(1); and any other matters which an accurate survey of the Property might disclose.

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

WITNESS the signature of the Substitute Trustee this 8th day of August, 2019.

Rubin Lublin TN, PLLC

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Katherine Rhodes, of the state and county aforesaid, personally appeared, Victor Kang, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, this 8th day of August, 2019.

Notary Public

KATHERINE RHODES NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA APRIL 8, 2022

My commission expires:

April 8, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 360,001.00.

WITNESS my hand this 22nd day of August, 2019.

Sandra B. Carlton

Printed Name: Grantee/Agent SANDRA B. CARLTON

Sworn to and subscribed
before me this 22nd day of August, 2019.

Jean P. Shearer
Notary Public

JEAN P SHEARER STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. MAY 3, 2021 DAVIDSON COUNTY

My commission expires:

5-3-2021