Karen Johnson Davidson County
Batch# 276100 DEEDTRS
08/23/2019 02:54:30 PM 5 pgs
Fees: $28.00 Taxes: $370.00
20190823-0085154

Prepared By and Returnable to:

BURR & FORMAN LLP (CTII)
222 Second Avenue South, Suite 2000
Nashville, Tennessee 37201

Address New Owner(s):	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Bon Urban Properties 2002 Richard Jones Road Suite 200-C Nashville, Tennessee 37215	Bon Urban Properties 2002 Richard Jones Road Suite 200-C Nashville, Tennessee 37215	091-09-4-F-001.00 CO and 091-09-4-F-002.00 CO

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments provided for and made in a Deed of Trust and Assignment of Rents, dated November 16, 2018, executed by TN New Development 1, LLC, a Tennessee limited liability company to Ann P. Cargile, Trustee, of record Instrument No. 20181119-0113643, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, Bon Urban Properties, a Tennessee general partnership, the owner and holder of the Indebtedness secured by said Deed of Trust replaced said Trustee by naming C. Tucker Herndon and Gregory G. Vick, as Substitute Trustees by an instrument of record in Instrument No. 20190710-0067301, Register's Office for Davidson County, Tennessee, and authorized any one of the Substitute Trustee's to act alone or by a Designated Agent with the powers, given the Trustee in said Deed of Trust; and

WHEREAS, C. Tucker Herndon, in his capacity as Substitute Trustee, and not Individually ("Substitute Trustee") caused to be published a Foreclosure Sale Notice in accordance with the provisions of said Deed of Trust, providing notice and advertising that said property would be sold at 1:00 o'clock p.m., prevailing time on Friday, August 23, 2019, at the Front Door of the Davidson County Courthouse, Public Square, Nashville, Tennessee, to be knocked off and sold to the highest, best, and last bidder for cash, pursuant to the terms and conditions of the Deed of Trust and the Foreclosure Sale Notice; and

WHEREAS, C. Tucker Herndon, Substitute Trustee personally appeared (or appeared by Designated Agent) and offered said property for sale at public outcry and the highest, best, and last bid received was the sum of One Hundred Thousand and 00/100 Dollars ($100,000.00) by Bon Urban Properties, a Tennessee general partnership (hereinafter referred to as the "Buyer") and said property was knocked off and sold to the Buyer.

NOW, THEREFORE, in consideration of the premises and sum of One Hundred Thousand and 00/100 Dollars ($100,000.00) cash in hand paid by the Buyer, C. Tucker Herndon, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Buyer, its successors and assigns, the title and interest that Substitute Trustee has the right to sell and convey under the Deed of Trust in a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Map/Parcel Numbers: 091-09-4-F-001.00 CO and 091-09-4-F-002.00 CO

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Re-Subdivision of Lots 53 & 54 of the T.M. Nall's Subdivison of Cockrill Lands of record in Plat Book 4350, Page 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of property.

Being the same property conveyed to TN New Development 1, LLC, a Tennessee limited liability company by Warranty Deed dated August 10, 2018 from Pichoslap Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20180816-0081224, said Register's Office. Reference is hereby made to Scrivener's Affidavit of record in Instrument No. 20180911-0090025, said Register's Office.

Being further described as:

Land in Davidson County, Tennessee, being Unit Nos. A and B, 517 Elaine Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 517 Elaine Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180102-0000607, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

The street address of the property is believed to be 517 Elaine Avenue, Units A & B, Nashville, Davidson County, Tennessee, but such address is not part of the Legal Description of the property. In the event of any discrepancy, the Legal Description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties, and the Substitute Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Buyer, its/their heirs, successors, and assigns forever.

The Substitute Trustee covenants with the said Buyer that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, in his capacity as Substitute Trustee, has a good right to sell and convey the same subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any Deeds of Trust, liens, claims, and encumbrances that may take priority over the Deed of Trust. This sale is also subject to any matter that inspection and/or an accurate survey of the premises might disclose.

The Substitute Trustee, and not Individually, further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to the Buyer, its successors and assigns, against the lawful claims of any person claiming by or through him as Substitute Trustee, but no further or otherwise, it being the intention of the Substitute Trustee only to convey to Buyer no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

THIS PROPERTY IS SOLD "AS IS," "WHERE IS" AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESS OR IMPLIED. WITHOUT LIMITING THE FOREGOING, THE PROPERTY

IS SOLD WITHOUT ANY IMPLIED WARRANTIES OR MERCHANTABILITY, CONDITION, OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Substitute Trustee makes no covenant of seisin, marketability of title, or warranty of title, express or implied. Substitute Trustee sells and conveys the subject real property by this Trustee's Deed as Substitute Trustee only, and not individually.

WITNESS my hand this 23rd day of August 2019.

Substitute Trustee, and not Individually

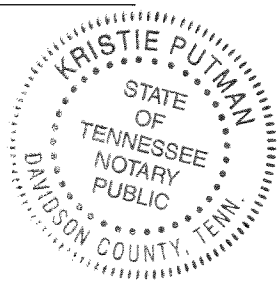
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kristie Putman, a Notary Public of this county, C. Tucker Herndon, Substitute Trustee and not Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 23rd day of August, 2019

Kristie Putman
NOTARY PUBLIC

My Commission Expires: 5/5/2020



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

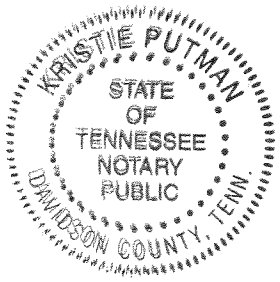
The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn before me on this 23rd day of August, 2019

Kristie Putman
NOTARY PUBLIC

My Commission Expires: 5/5/2020



True Copy Certification

I, Kristie Putman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristie Putman

Signature

State of Tennessee

County of Davidson

Personally appeared before me, KAREN HILLEBRAND a notary public for this county and state, Kristie Putman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen H Hillebrand

Notary's Signature

My Commission Expires: 1/3/22

Notary' Seal (if on paper)

