Karen Johnson Davidson County
Batch# 318547 DEEDTRS
11/22/2019 12:29:25 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20191122-0120971

NEW OWNER:

LP 109, LLC
P. O. Box 1767
Mount Juliet, TN 37121

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, PLLC
109 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILL TO:

New Owner

Map/Parcel 064-03-0A-011.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Michael Lampley, single/unmarried, executed a Deed of Trust to Hugh M. Queener, Trustee, dated January 26, 2007, of record in Instrument No. 20070205-0015090, Register's Office for Davidson County, Tennessee, to secure an indebtedness evidenced by a Promissory Note payable to the order of Pinnacle National Bank (hereinafter referred to as the "Deed of Trust"); and

WHEREAS, said Deed of Trust was assigned to World Drive Investments, LLC by Assignment and Transfer Agreement executed by Pinnacle Bank f/k/a Pinnacle National Bank, dated March 22, 2019, of record at Instrument No. 20190701-0063440, Register's Office for Davidson County, Tennessee; and

WHEREAS, World Drive Investments, LLC is the owner and holder of the indebtedness secured by the Deed of Trust; and

WHEREAS, a default having occurred in the payment of the Promissory Note; and

WHEREAS, pursuant to the above default, the original Trustee has tendered his resignation, and by Appointment of Substitute Trustee, dated August 30, 2019, of record at Instrument No. 20190904-0089230, Register's Office for Davidson County, Tennessee, World Drive Investments, LLC did convey all of the rights, powers and privileges of the original Trustee as named in the Deed of Trust unto the undersigned, Gregory S. Gill, Substitute Trustee; and

WHEREAS, acting pursuant to the demand made by World Drive Investments, LLC, the owner and holder of the indebtedness, and acting pursuant to the power and authority vested in the Trustee under the Deed of Trust and the Appointment of Substitute Trustee, Gregory S. Gill, Substitute Trustee, duly advertised and sold the property hereinabove described at the south door of the Metro/Davidson County Courthouse in Nashville, Davidson County, Tennessee, on October 15, 2019, at 10:00 a.m., local time, to the highest and best bidder for cash, at which sale the same was bid in and sold to LP 109, LLC, a Tennessee limited liability company, at and for the sum of One Hundred Thirty Thousand Dollars ($130,000.00), the receipt of which is hereby acknowledged.

NOW, THEREFORE, **GREGORY S. GILL, Substitute Trustee**, has this day bargained and sold, and by these presents does hereby transfer and convey unto **LP 109, LLC, a Tennessee limited liability company**, its successors and assigns, forever, the following tract or parcel of land situated and lying in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 81, on the Plan of Phase One, Revised Plat of Brandywine Pointe (A Planned Unit Development), of record in Book 7900, Pages 170-172, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mystic Oak South LLC by Quitclaim Deed from Lineberry Properties, Inc., a Tennessee corporation, dated May 14, 2019 of record at Instrument No. 20190517-0046526, Register's Office for Davidson County, Tennessee. Reference is further made to Quitclaim Deed from Michael W. Lampley to Lineberry Properties, Inc., dated December 18, 2018, of record at Instrument No. 20181226-0125158, and Warranty Deed from Joel V. Waller and wife, Carolyn R. Waller, to Michael W. Lampley, unmarried, dated August 5, 2005, of record at Instrument No. 20050809-0094085, said Register's Office. Reference is also made to Deed of Trust of record at Instrument No. 20070205-0015090; Assignment and Transfer Agreement of record at Instrument No. 20190701-0063440; and Appointment of Substitute Trustee of record at Instrument No. 20190904-0089230, all in the Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4036 Brandywine Pointe Blvd., Old Hickory, TN 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said LP 109, LLC, a Tennessee limited liability company, its successors and assigns, in fee simple, forever.

I further transfer, assign and convey unto LP 109, LLC, a Tennessee limited liability company, its successors and assigns, all the rights and benefits of the covenants and warranties set forth in the aforesaid Deed of Trust executed to me as Substitute Trustee only, and not otherwise. It is the intention of the Substitute Trustee to convey no greater title to the subject real property than received as Substitute Trustee.

This conveyance is made subject to all matters shown on any applicable recorded Plat or Plan; any real property taxes which exist as a lien against said property, including without limitation city and county property taxes; 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 prior mortgages, liens or encumbrances that may exist against the property, including the Deed of Trust of record at Instrument No. 20050809-0094086, last assigned at Instrument No. 20171213-0127204, Register's Office for Davidson County, Tennessee. This conveyance is also subject to any matter that an accurate survey of the premises might disclose and/or any tenant(s) rights in possession.

WITNESS MY SIGNATURE hereto this 20th day of November, 2019.

GREGORY S. GILL
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named bargainor, **GREGORY S. GILL, Substitute Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND this 20th day of November, 2019.

Tina Dyer
Notary Public

TINA DYER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1/13/2021

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The actual consideration or value, whichever is greater, for this transfer is **$130,000.00**.

Affiant

SWORN AND SUBSCRIBED to before me this 20th day of November, 2019.

Tina Dyer
Notary Public

TINA DYER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1/13/2021