Name and address of new owner:
Bay Mountain Fund I, LLC
3710 Rawlins Street, Ste 1390
Dallas, TX 75219

Send Tax Bills:
Bay Mountain Fund I, LLC
3710 Rawlins Street, Ste 1390
Dallas, TX 75219

Karen Johnson Davidson County
Batch# 345233 DEEDTRS
01/17/2020 02:59:45 PM 3 pgs
Fees: $18.00 Taxes: $12,580.00
20200117-0006546

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

MAP/GROUP/PARCEL: 117-15-0-035.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated November 9, 2018, of record at Instrument No.: 20181113-0111995, Register's Office, Davidson County, Tennessee, **Zeier Real Estate, LLC**, conveyed to Barry Johnson of Dallas County, Texas, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Bay Mountain Fund I, LLC; and,

WHEREAS, by instrument recorded at 20190722-0071684, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM* of the *Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of December 27, 2019, January 3, 2020 and January 10, 2020 stating that on **Friday, January 17, 2020 at Noon** in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 501 Broadway, Nashville, Tennessee said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry

and sold said property to **Bay Mountain Fund I, LLC**, its successors and assigns for **$3,400,000.00**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Bay Mountain Fund I, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Glen Echo Subdivision of record in Book 5060, Page 107, said Register's Office, to which plan reference is hereby made for a more complete description.

DEED REFERENCE:
Being the same property conveyed to Zeier Real Estate, LLC by Warranty Deed from M.B. Valentine Limited Partnership of Record in Instrument # 20181113-0111994 in the Register's Office for Davidson County, Tennessee.

This description was taken from the deed of trust being foreclosed on of record at Instrument No. 20181113-0111995, said Register's Office.

MAP/GROUP/PARCEL: 117-15-0-035.00
PROPERTY ADDRESS: 2001 Glen Echo Road, Nashville, TN as shown on the tax maps of Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

WITNESS my hand on this the 17th day of January, 2020.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 17th day of January, 2020.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$3,400,000.00**.

Affiant

Subscribed and sworn before me, this 17th day of January, 2020.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-02-2023

DGM File #75370