STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Karen Johnson Davidson County
Batch# 360908 DEEDTRS
02/21/2020 08:38:30 AM 4 pgs
Fees: $23.00 Taxes: $572.15
20200221-0019173

The actual consideration or value, whichever is greater, for this transfer is $154,635.23.

Affiant

Subscribed and sworn to before me on this 20 day of February, 2020.

Notary Public

My Commission Expires: 5/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

This Instrument Was Prepared By:
Leslie A. Garside, Esq.
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206
File No. 20.01.01

Address of New Owner:
Centejas Investments, LLC
200 Bartlett Dr., Ste. 106
El Paso, TX 79912

Send Tax Bills to:
Centejas Investments, LLC
200 Bartlett Dr., Ste. 106
El Paso, TX 79912

Map-Parcel:
087-07-0-129.00

TRUSTEE'S DEED

WHEREAS, Our Heavenly Home, LLC, by Deed of Trust (the "Deed of Trust") dated March 29, 2019, of record, Instrument No. 20190408-0031576, Register's Office for Davidson County, Tennessee, conveyed to Leslie A. Garside, Trustee the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Centejas Investments, LLC, a Texas limited liability company; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Trustee, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust and Tennessee law, notices of the time and place of said sale having been published in the Westview Newspaper, LLC dba/THE LEDGER, the Publisher of THE LEDGER on January 24, 2020, January 31, 2020 and February 7, 2020 and

WHEREAS, if the original sale date was postponed by the Trustee, such postponement was made in accordance with the provisions of T.C.A. §35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front steps of the Davidson County Register of Deeds in Nashville, Tennessee at 11:30 am. on February 19, 2020, and Centejas Investments, LLC, a Texas limited liability company (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of ONE HUNDRED FIFTY FOUR THOUSAND SIX HUNDRED THIRTY FIVE DOLLARS and 00/100 ($154,635.23) Dollars, and

WHEREAS, Centejas Investments, LLC, a Texas limited liability company, has complied with the terms of sale by paying into the hands of the undersigned Trustee the expenses of the

sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust, and

NOW, THEREFORE, Leslie A. Garside, in her capacity as Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 466 on the Plan of Section Nine, Bordeaux Hills of record in Plat Book 4175, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Our Heavenly Home, LLC by Deed from Music City Holdings, LLC, dated March 28, 2019 and appearing of record in Instrument No. 20190408-0031575, Register's Office for Davidson County, Tennessee.

This is property commonly known as: 3316 Cocoa Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and other exemptions, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in her capacity as Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, Leslie A. Garside, as Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under her, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 20th day of February, 2020.

Leslie A. Garside, Esq., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Leslie A. Garside, Esq., Trustee, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of February, 2020.

Notary Public
My commission expires: 5/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

COST OF PUBLICATION

First Insertion	**$241.50**
Second Insertion	**241.50**
Third Insertion	**241.50**
Total	**$724.50**

NOTICE OF FORECLOSURE SALE

WHEREAS, Our Heavenly Home, LLC, a Tennessee limited liability company, by Deed of Trust (the "Deed of Trust") dated March 29, 2019 of record at Instrument No. 20190408-0031576, Register's Office for Davidson County, Tennessee, conveyed to Leslie A. Garside, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Centejas Investments, LLC, a Texas limited liability company;

WHEREAS, Centejas Investments, LLC, a Texas limited liability company maintains interest in this Note and Deed of Trust.

WHEREAS, default has occurred with respect to the Note; and

WHEREAS, the owner and holder of the Note has demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust.

NOW, THEREFORE, notice is hereby given that Centejas Investments, LLC, a Texas limited liability company, pursuant to the power, duty and authority vested in and conferred upon it, by the Deed of Trust, will on February 19, 2020 on or about 11:30 A.M., at the FRONT STEPS OF THE DAVIDSON COUNTY REGISTER OF DEEDS, 501 BROADWAY, DAVIDSON COUNTY, TENNESSEE, offer for sale to the highest bidder, and free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Davidson County, Tennessee, described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 466 on the Plan of Section Nine, Bordeaux Hills of record in Plat Book 4175, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The above described property will be sold subject to any and all unpaid taxes, any matter on any applicable recorded plat, restrictions, easements and building setback lines, and to any prior or superior liens, judgments or Deeds of Trust. The proceeds of the sale will be applied in accordance with the terms and provisions of the Deed of Trust. If you purchase this property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified/bank check made payable or endorsed to Garside & Hunter PLLC. No personal checks accepted. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered.

The following parties may claim interest in the above-referenced property to be affected by the foreclosure: any judgment creditor or lien holder with an interest subordinate to the said Deed of Trust or any party claiming by, through or under any of the foregoing. Such parties know to the Trustee include: Westar Bank and Chris Daniel

Should the highest bidder fail to comply with the terms of the bid at the public sale, then the Trustee shall have the option of accepting the second highest bid, or the next highest bid with which the buyer is able to comply. The right is reserved to reject all bids as insufficient. The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is also reserved to adjourn the sale to another day certain, without publication, upon announcement before or during the sale.

This is improved property known as 3316 Cocoa Drive, Nashville, Davidson County, Tennessee; Map/Parcel ID 087-07-0-129.00

Leslie A. Garside, Trustee
1104 Fatherland St.
Nashville, TN 37206
(615)469-5928
File No. 20.01.01
Jan. 24, 31, Feb. 7, 2020 Fpl46864

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:

January 24, 2020
January 31, 2020
February 7, 2020

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Jamie Carpenter
Jamie Carpenter, Administrative Assistant

STATE OF TENNESSEE

On this 7th day of **February 2020,** 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 7th day of **February 2020.**

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

Notary Public

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020