Karen Johnson Davidson County
Batch# 394625 DEEDTRSMD
05/01/2020 03:55:30 PM 4 pgs
Fees: $23.00 Taxes: $786.62
20200501-0046007

THIS INSTRUMENT PREPARED BY:
Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map: 104-090-G
Parcel: 050.00 CO

The actual consideration or value, whichever is greater, for this transfer is $212,600.00

Affiant

Subscribed and sworn to before me this the 29th day of April, 2020.

My Commission Expires: 11/8/21

Notary Public

NICKI M. THOMAS
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

Address New Owner as Follows:

1 Public Home, LLC
5133 Harding Pike
Suite B10, #185
Nashville, TN 37205

Send Tax Bills To:

1 Public Home, LLC
5133 Harding Pike
Suite B10, #185
Nashville, TN 37205

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by the Master Deed for West End Condominium Homeowners' Association (hereinafter referred to as the "Master Deed") of record in Book 6809, Page 569, et seq. and amended in Book 9992, Page 744 in the Register's Office of Davidson County, Tennessee, J. Greer Cummings, Jr, Trustee was named as Trustee, to sell the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations within a certain Notice of Lien of record in Instrument No. 20191115-0118218, said Register ' s Office; and

WHEREAS, by Appointment of Successor Trustee of record in Instrument No. 20200324-0032090, said Register's Office, The West End Condominium Homeowners' Association, the lawful owner and holder of said indebtedness, appointed Scott D. Weiss, to succeed to all the rights, title and powers conferred upon the said J. Greer Cummings, Jr., Trustee; and,

WHEREAS, default was made in the terms and conditions of said Notice of Lien and the lawful owner and holder requested the undersigned to advertise and sell said property under the terms and provisions of said Master Deed; and,

WHEREAS, pursuant to said request by West End Condominium Homeowners' Association, Inc., owner of the debt secured by said Notice of Lien, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Master Deed by advertisement which appeared in The Tennessean on the 3rd, 10th, and 17th day of April, 2020, the sale was appointed to be held on the 29th day of April, 2020, 11:00 a.m. local time, at the front door of the South side of the Davidson County Courthouse, located at 1 Public Square, Nashville, Davidson County Tennessee 37201; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale to the highest call bidder and at public outcry for cash at which time the said property was struck off and sold to 1 Public Home, LLC, whose address 5133 Harding Pike, Suite B10 #185, Nashville, Tennessee 37205, and for the sum of Two Hundred and Twelve Thousand Six Hundred and 00/100 ($212,600.00) Dollars, that being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and the payment by 1 Public Home, LLC of the sum of money bid, receipt of which is hereby acknowledged, the undersigned, Scott D. Weiss, Successor Trustee, does hereby grant, bargain, sell and convey to the said 1 Public Home, LLC, its successors and assigns, in fee simple forever, the property above mentioned and being further described as property situated in Davidson County, Tennessee, to-wit:

> Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 50 of the West End Place Condominiums, a horizontal property regime, established by the Master Deed for Park Circle Condominiums, of record in Book 6809, Page 569, and amended in book 9992, Page 744, changing the name to West End Place of 3500 West End Avenue, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to S. Ralph Gordon and Raymond Harris, as tenants in common from BancBoston Mortgage Corporation, by deed of record in Book No. 8984, Page 691, Register's Office for Davidson County, Tennessee.
>
> BEING improved property located at 148 West End Place, Nashville, Tennessee 37205.
>
> This conveyance is subject to any and all unpaid taxes that may be a lien against the property; and subject to any and all other liens, interests, encumbrances, subdivision restrictions and easements which take priority over the Notice of Lien upon which the foreclosure sale is had.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto **1 Public Home, LLC**, its successors and assigns, in fee simple forever, to whom the said Scott D. Weiss, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Scott D. Weiss, Successor Trustee, has hereunto set its hand and seal this 29th day of April, 2020.

By: Scott D. Weiss, Successor Trustee

VICKI M. THOMAS
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Scott D. Weiss, Successor Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 29th day of April, 2020.

My Commission Expires: 11/8/21

Notary Public

I, the undersigned, 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.

SCOTT D. WEISS

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public for this county and state, SCOTT D. WEISS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission expires: 11/08/2021

Notary Public