PREPARED BY AND RETURN TO:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
Attn: Leigh Anne Sailors

Karen Johnson Davidson County
Batch# 405394 DEEDTRS
05/22/2020 02:47:30 PM 6 pgs
Fees: $33.00 Taxes: $3,522.40
20200522-0053623

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL NO:
John R. Lindahl, Jr. 1007 Hunters Lane Ashland City, TN 37015	Same	102-14-0-112.00

This instrument was prepared by information provided by the parties with no title examination being made and the parties hereto hold Thomas N. Jones, Attorney, harmless from any and all liability in connection herewith.

TRUSTEE'S DEED

WHEREAS, on the 15th day of May, 2020, GRB DEVELOPMENT LLC, a Tennessee limited liability company composed of John Rankin and Edward Gasser, its sole members made, executed and delivered to Thomas N. Jones, as Trustee, a certain deed of trust ("Deed of Trust"), conveying to him, as Trustee, certain property hereinafter fully set forth and described, which Deed of Trust was recorded in the Register's Office of Davidson County, Tennessee under Instrument No. 20171206-0124554 and amended by Instrument No. 20190411-0033251; and

WHEREAS, default having been made in the payment of the indebtedness's and obligations secured to be paid by said Deed of Trust, the holder of said indebtedness's and obligations requested the undersigned to advertise and sell the property conveyed thereby according to the terms of said Deed of Trust; and

WHEREAS, in accordance with said request, the property was advertised for sale in THE WESTIVIEW NEWSPAPER, LLC d/b/a THE LEDGER, a weekly newspaper published in Davidson County, Tennessee, for twenty-one (21) days, such advertisements appearing on April 17, 24, 20, and May 1, 2020, (proof of publication attached hereto as an exhibit and giving the time, terms, place of sale and description of the property; and

WHEREAS, at the time, being the 15th day of May, 2020, at 11:30 a.m., and place, being, as mentioned in said advertisement, steps of the Davidson County Courthouse in Nashville, Tennessee, the property was offered for sale at public outcry to the highest and best bidder for cash, at which sale said property was struck off and sold to **JOHN R. LINDAHL, JR.** (the "Grantee"), at and for the sum of Nine Hundred Fifty-Two Thousand and/100 Dollars ($952,000.00), that being the highest and best bid offered; and

WHEREAS, the bid price has been applied in accordance with the provisions of

said Deed of Trust;

NOW THEREFORE, the undersigned, Thomas N. Jones, as Trustee (hereinafter sometimes called "Grantor"), hereby bargains, sells, and conveys unto the Grantee the Property above mentioned and fully described in Exhibit "A," attached hereto and made a part hereof as fully and particularly as if set out herein verbatim.

TO HAVE AND TO HOLD the said Property, together with the hereditaments and appurtenances of and to the same belonging or in any wise appertaining, unto the said Grantee, together with all rights and benefits of the covenants and warranties to Grantor made in said Deed of Trust insofar as he can or ought as Trustee, but not further or otherwise.

Title to the Property described in Exhibit "A" is conveyed subject to all liens, easements, covenants, conditions, encumbrances, and restrictions which are prior to the lien of said Deed of Trust in the Register's Office of Davidson County, Tennessee and any unpaid ad valorem taxes or other taxes.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on this the 15th day of May, 2020

Thomas N. Jones, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, undersigned, a Notary Public in and for said State and County duly commissioned and qualified, Thomas N. Jones, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 2020

Notary Public

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $952,000.00.

Affiant

SWORN TO AND SUBSCRIBED before me this 15th day of May, 2020.

Notary Public

My Commission Expires: 8-1-22

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

PROPERTY ADDRESS: 941 Bresslyn Road, Nashville, TN 37209

SITUATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee and being Lot No. 6 on the Plan of Subdivision Plat of Bresslyn Manor, of record in Book 4955, Page 68, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to GRB Development, LLC, a Tennessee limited liability company by Deed dated October 27, 2017 from Robert H. Daugherty, a single man, and being of record in Instrument Number 20171031-0111528, Register's Office of Davidson County, Tennessee and being further conveyed to the members of the LLC by quitclaim deed of record as instrument number 20190719-0070989

COST OF PUBLICATION

First Insertion	**$366.00**
Second Insertion	**366.00**
Third Insertion	**366.00**
Total	**$1098.00**

NOTICE OF TRUSTEE'S SALE

By virtue of the authority vested in me as Trustee, as provided in the Deed of Trust of record in Instrument No. 20171206-0124554, and being amended by Instrument No. 20190411-0033251 Register's Office for Davidson County, Tennessee, (collectively the Deed of Trust), notice is hereby given that any and all the interest in the property owned by GRB DEVELOPMENT, LLC, a Tennessee limited liability company and/or John Rankin and Edward Gasser described below will be sold by me at the south entrance of the Davidson County Courthouse in Davidson County, Tennessee, at public auction, to the highest bidder for cash, (in bar of the equity of redemption, right of redemption, homestead, dower and all other rights of exemptions of every kind,) and all unpaid taxes, on May 15, 2020 at 11:30 o'clock A.M. to effect satisfaction of principal, interest, late fees, attorney's fees, and costs due and payable to **John R. Lindahl Jr.**, as well as to pay all attorney's fees and costs necessarily incident to this foreclosure. The real property being foreclosed upon is described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 in the Bresslyn Manor Subdivision, as of record in Book 4955, page 68, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to GRB Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Robert H. Daugherty and wife, Dorthea Daugherty of record in Instrument No. 20171031-0111528 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John Rankin and Edward Gasser, jointly by quitclaim deed from GRB DEVELOPMENT, LLC a Tennessee limited liability company of record as instrument #20190719-0070989 Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 941 Bresslyn Road, Nashville, TN 37209.

Said sale will also be subject to all unpaid real property taxes for Davidson County, Tennessee, any governmental zoning and subdivision ordinances in effect on the day of sale, plats of record, any restrictions, easements and other encumbrances, of record and any deed of trust of record.

NOTICE OF SALE OF PERSONAL PROPERTY UNDER TENNESSEE UNIFORM COMMERCIAL CODE

IN ADDITION TO THE SALE OF THE AFORE-DESCRIBED REAL PROPERTY, I, **Thomas N. Jones**, as the duly authorized representative of the holder of the indebtedness (hereinafter sometimes referred to as the "Secured Party") shall sell concurrently therewith all personal property owned by **GRB DEVELOPMENT, LLC AND JOHN RANKIN AND EDWARD GASSER** as follows:

All materials, equipment, furnishings, or other property whatsoever installed or to be installed and used in and about the building or buildings on said Property, including, but not being limited to, all heating, plumbing, lighting, water-heating, cooking, refrigerating, on the Property.

THIS SALE OF PERSONAL PROPERTY WILL BE MADE WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED, AS TO TITLE, CONDITION, MERCHANTABILITY OR FITNESS FOR ANY USE OR PURPOSE WHATSOEVER.

This is an attempt to collect a debt and any information obtained will be used for that purpose. This communication comes from a debt collector.

The sale will be made as Trustee only, without covenants of seizing or warranties of title, and title will be made subject to any unpaid taxes and assessments and all valid restrictions, liens, covenants, or easements, plats, if any, of record on said property.

The Trustee may adjourn or postpone the aforementioned sale of real property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time and place fixed by the preceding postponement or subsequently noticed sale, and without further notice make such sale at the time fixed by the last postponement, or may, in its discretion, give a new notice of sale.

The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the Trustee, be cause for rejection of the bid, and if the bid is rejected, the Trustee shall have the option of making the sale to the next highest bidder who is ready, willing, and able to comply with the terms thereof. Announcements made on the day of the sale will supersede the terms and provisions any printed amount of sale. Other interested parties, Davidson County, Trustee and Davidson County Tax Assessor's Office.

This 13th day of April, 2020.

Thomas N. Jones, Attorney
Trustee
339 Main Street, Suite 100
Franklin, TN 37064
(615) 794-0807

Apr. 17, 24, May 1, 2020 Fpl47681

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:

April 17, 2020
April 24, 2020
May 1, 2020

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Kendra Wooten, Administrative Assistant

STATE OF TENNESSEE

On this **1st** day of **May 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 **Kendra Wooten** 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 **1st** day of **May 2020.**

_____
Notary Public

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

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

