Karen Johnson Davidson County
Batch# 423558 DEEDTRSMD
06/23/2020 10:38:18 AM 7 pgs
Fees: $38.00 Taxes: $140.60
20200623-0067442

TRUSTEE'S DEED

WHEREAS, under the Declaration of Covenants, Conditions, and Restrictions for Fairfield Nashville at Music City USA, recorded in Deed Book 9546, page 213, and the Amended and Restated Declaration of Horizontal Property Regime Covenants, Conditions, and Restrictions for Fairfield Nashville at Music City USA recorded in Deed Book 9665, page 769, Register's Office, Davidson County, Tennessee (collectively the Declaration), all property owners have an obligation to pay their proportionate share of project communal expenses; and,

WHEREAS, default was made in the payment of the project communal expenses by each of the property owners identified hereafter after proper assessment, notice, and imposition of liens; and,

WHEREAS, The Music City USA Property Owners Association, Inc., and as the holder and owner of the obligations secured by the liens referenced on the attached exhibit, requested the named and duly appointed Trustee to advertise and sell the property of each of the hereinafter described property owners according to the terms contained in the Notice of Trustee's Sale dated May 19, 2020; and,

WHEREAS, in accordance with said request, the property was advertised for sale for more than 20 days by three consecutive weekly publications prior to the date of the sale in The Ledger, a newspaper published in and in general circulation in

This instrument prepared by:
Looney, Looney & Chadwell, PLLC, Attorneys
156 Rector Avenue, Crossville, Tennessee 38555
C1/e:fairfield nashville/trustee's deed #47 (6-19-20 sale)

Davidson County, Tennessee, which advertisement gave the time, terms, and place of sale and described the property; and,

WHEREAS, on Friday, June 19, 2020 at 1:00 o'clock P.M. local time, at the South Main door of the Davidson County Courthouse, One Public Square, Nashville, Tennessee, which was the time and place mentioned in said advertisement, the property was offered for sale at public outcry to the highest and best bidder for cash, and the property was sold to The Music City USA Property Owners Association, Inc. for the sum of $38,000.00, which was the highest and best bid offered; and,

WHEREAS, the said The Music City USA Property Owners Association, Inc. has fully complied with the terms of its bid.

NOW, THEREFORE, by virtue of the authority vested in me as Trustee by said Declaration and the Appointment of Trustee, and in consideration of the premises and the sum of $38,000.00, cash in hand paid, or credit given against the secured obligations, I, **JOE M. LOONEY, TRUSTEE**, have this day bargained and sold and do by these presents hereby bargain, sell, transfer, and convey unto **THE MUSIC CITY USA PROPERTY OWNERS ASSOCIATION, INC.**, its successors and assigns, the following described property, which lies in Davidson County, Tennessee, and is more particularly described on Exhibit "A" attached hereto. The attached Exhibit gives the name of the former property owner, the ownership interest of the former property owner, the deed recording reference, and lien recording reference in the Register's Office of Davidson County, Tennessee.

The property interests conveyed are those undivided interests in the units and buildings identified on Exhibit "A" as tenants in common with other undivided interest owners of said units as defined in and subject to the Declaration of Covenants, Conditions, and Restrictions for Fairfield Nashville at Music City USA, of record at Book 9546, page 213, et seq., and the Amended and Restated Declaration of Horizontal Property Regime Covenants, Conditions, and Restrictions for Fairfield Nashville at Music City USA, as recorded in Deed Book 9665, page 769, in the Office of the Register of Davidson County, Tennessee.

The property interests conveyed are more fully described in the Deeds and Notices of Lien described on Exhibit "A" attached hereto, the contents of which are incorporated herein by reference as if copied verbatim and fully described herein.

The street or mailing address of this property is 2415 McGavock Pike, Nashville, Tennessee 37214. The property is identified in the records of the Assessor of Property for Davidson County, Tennessee as Parcel ID No. 062 00 0 037.00. The property described on Exhibit "A" is conveyed subject to the Declaration referenced above.

To have and to hold the described property unto The Music City USA Property Owners, Inc., its successors and assigns, in fee simple, forever, and in bar of the right and equity of redemption, whether common law or statutory. The Trustee insofar as he can and ought to hereby transfers and assigns unto the grantee, The Music City USA Property Owners Association, Inc., its successors and assigns, the benefit of all covenants and warranties contained in said Declaration but the grantor conveys as Trustee only and not otherwise.

Pursuant to Tennessee Code Annotated §35-5-104, as of the date of the Trustee's Notice of Sale, which was May 19, 2020, there were no unreleased tax liens filed against the former property owners identified on Exhibit "A" in the Register's Office of Davidson County, Tennessee, by the United States of America with respect to which the provisions of 26 U.S.C. §7425(b) required notice to be given to the United States of America in order for the sale of the land thus advertised not to be subject to such lien or claim of lien of the United States of America or filed by the State of Tennessee with respect to which the provisions of Tennessee Code Annotated §67-1-1433(b)(1) required notice to be given to the State of Tennessee in order for the sale of the land thus advertised not to be subject to such lien or claim of lien of the State of Tennessee.

WITNESS my hand and signature on this the 19th day of June, 2020.

Trustee

JOE M. LOONEY, TRUSTEE

State of Tennessee)
)
County of Cumberland)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **JOE M. LOONEY, TRUSTEE**, the within named bargainor and Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within and foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and signature on this the 19th day of June, 2020.

NOTARY PUBLIC

My commission expires: 4-7-2021



The name and address of a property owner is:

The Music City USA Property
Owners Association, Inc.
2415 McGavock Pike
Nashville, Tennessee 37214-1217

The name and address of the person or entity responsible for the payment of of real property taxes is:

Same

STATE OF TENNESSEE
COUNTY OF CUMBERLAND

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $38,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me on this 19th day of June, 2020.

NOTARY PUBLIC

My commission expires: 4-7-2021

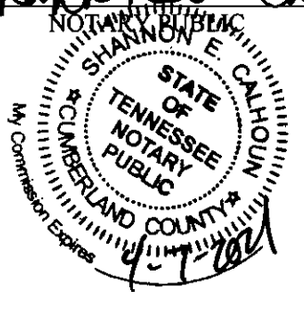


EXHIBIT "A"

	Current Owner	Undivided Interest	Building No.	Deed Recording Reference	Lien Recording Reference
1.	Billie Lee Harrison (199508383)	84,000/136,227,000	10	10494/207	20200206-0013789
2.	Vicki Keene Tackett (59503482)	154,000/136,227,000	10	20120613-0051933	20200206-0013790
3.	Jeffrey A. Coyne (59603050)	42,000/136,227,000	10	20171207-0125124	20200206-0013791
4.	Harold L. Martinez (199604679)	77,000/136,227,000	11	20011207-0134932	20200206-0013792
5.	James A. Farmer and Brenda Farmer (190525204)	105,000/117,880,000	12	20060731-0092495	20200206-0013793
6.	Steven Michael Santinelli (191109420)	84,000/117,880,000	14	20141002-0097445	20200206-0013794
7.	The Shockey Family Vacation Trust dated June 1, 2014 (50200138)	84,000/117,880,000	15	20151015-0104868	20200206-0013795
8.	RESERVED				
9.	Margaret A. Mefford and Raymond F. Mefford (59715565)	28,000/117,880,000	16	11247/492	20200206-0013797
10.	Vance R. Kane, DMD and Cynthia M. Kane (199918285)	105,000/117,880,000	17	20000516-0049172	20200206-0013798
11.	RESERVED				
12.	F. Mulero Enterprises, LLC (441230257)	84,000/117,880,000	19	20181015-0101661	20200206-0013800
13.	Katelyn Beauregard and Gesner Gomez (59805317)	105,000/117,880,000	19	20180517-0047306	20200206-0013801

EXHIBIT "A"

	Current Owner	Undivided Interest	Building No.	Deed Recording Reference	Lien Recording Reference
14.	Jennifer Francis (199815788)	84,000/117,880,000	21	20140702-0057986	20200206-0013802
15.	Thomas C. Richards and Sylvia A. Richards (199818253)	105,000/117,880,000	21	11577/547	20200206-0013803
16.	RESERVED				
17.	Mary E. Newsome and Lance Newsome (50112572)	77,000/116,644,000	23	20180329-0029464	20200206-0013805
18.	Kalec Chur Vang and Choua Isabelle Kong Soung-Vang (190200790)	154,000/116,644,000	23	20141027-0098584	20200206-0013806
19.	Kim Elizabeth Birkmeyer and Vanessa Sue Steele (190715995)	238,000/117,880,000	25	20080910-0092672	20200206-0013807