This instrument was prepared by: Reba Brown, Esq. Lewis, Thomason, King, Krieg & Waldrop, P.C. 424 Church Street, Suite 2500 P.O. Box 198615 Nashville, Tennessee 37219-8615 Karen Johnson Davidson County Batch# 437546 DEEDTRS 07/14/2020 03:53:56 PM 3 pgs Fees: $18.00 Taxes: $1,128.50 20200714-0077117	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $ 305,000.00. Reba Brown Affiant Subscribed and sworn to before me, this 14th day of July, 2020. Notary Public My Commission expires: 3/8/22

Address New Owner as Follows:

Wildcat Lending Fund Two, LP
4800 Dexter Drive
Plano, TX 75093

Send Tax Bills to:

SAME

Map-Parcel Numbers

083-03-0-136.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Rachel R. Morales and Versena C. Coleman by Deed of Trust, Assignment of Rents & Leases and Security Instrument (the "Deed of Trust") dated July 3, 2019, of record in Instrument number 20190718-0070334 in the Register's Office for Davidson County, Tennessee, conveyed to Michael B. Schwegler, Trustee, for the benefit of Wildcat Lending Fund Two, LP, 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 Wildcat Lending Fund Two, LP; and

WHEREAS, Lewis, Thomason, King, Krieg & Waldrop, P.C. was appointed Substitute Trustee by Wildcat Lending Fund Two, LP, the owner and holder of the indebtedness by an instrument of record recorded in Instrument No. 20200603-0057245, in said Register's Office; and

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

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The L edger, a newspaper published in Davidson County, Tennessee, three times on the following dates: June 19, 2020; June 26, 2020; and July 3, 2020; and

WHEREAS, the Substitute 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 (south side) of the historic Davidson County Courthouse, One Public Square, in Nashville, Tennessee at Noon, on July 14, 2020, and Wildcat Lending Fund Two, LP (hereinafter "**Grantee**"), being the highest and best bidder thereof, became the purchaser of said property for the sum of Three Hundred Five Thousand and no/100 Dollars ($305,000.00).

NOW, THEREFORE, **the Grantor, Lewis, Thomason, King, Krieg & Waldrop, P.C. in its capacity as Substitute Trustee**, and not otherwise, for and in consideration of the aforesaid premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the **Grantee, Wildcat Lending Fund Two, LP, its successors and assigns,** certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the South 1/2 of Lot No 17 on the Map of Minnie E. Martins Subdivision, of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 50 feet on the Westerly side of Riverside Drive and runs back between parallel lines, along the Northerly margin of Carter Street, 105 feet to a 12 foot alley in the rear.

Being the same property conveyed to James Mark Brakebill, unmarried by Warranty Deed from The Marvin W. Stansell Family limited partnership, a Tennessee Limited Partnership of record in Book 10313, page 114, Register's Office for Davidson County, Tennessee, dated January 3, 1997 and recorded on January 7, 1997.

Being the same property conveyed to Nancy Herndon and Diane Canady by Quitclaim deed from Nancy Herndon and Diane Canady, the heirs at law of James Mark Brakebill of record in Instrument No. 20190502-0040833 Register's Office for Davidson County, Tennessee, dated April 29, 2019 and recorded on May 02, 2019.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Nancy Herndon and Diane Canady of record in Instrument No 20190718-0070332, Register's Office for Davidson County, Tennessee, dated July 3, 2019 and recorded on July 18, 2019.

Being the same property conveyed to Rachel R. Morales and Versena C. Coleman by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20190718-0070333, Register's Office for Davidson County, Tennessee, dated July 3, 2019 and recorded on July 18, 2019.

The address of the above-described property is 1300 Riverside Drive, Nashville, Tennessee 37206; tax parcel 083-03-0-136.00.

TO HAVE AND TO HOLD the aforesaid property free from the equity of redemption, statutory right of redemption, homestead, dower, curtsey, exemption rights, and all other rights and interests, all of which have been expressly waived in the Deed of Trust, in as full and complete manner as the undersigned, in its capacity as Substitute Trustee, and not otherwise, has the power to convey the same. Lewis Thomason, King, Krieg & Waldrop, P.C. as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 14th day of July 2020.

LEWIS, THOMASON, KING, KRIEG & WALDROP, P.C., SUBSTITUTE TRUSTEE

Lewis, Thomason, King, Krieg & Waldrop, P.C.

By: Reba Brown

State of Tennesse

County of Davidson

Before me, Christine Rea, personally appeared Reba Brown with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a duly authorized representative of Lewis, Thomason, King, Krieg & Waldrop, P.C., the within named bargainor, a corporation, and that such duly authorized representative executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation.

Witness my hand, at office, this 14th day of July, 2020.

Notary

My commission expires: 3/8/22

CHRISTINE REA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2022