Karen Johnson Davidson County
Batch# 528435 DEEDTRS
12/10/2020 07:56:30 AM 5 pgs
Fees: $28.00 Taxes: $1,017.50
20201210-0144040

PREPARED BY:

US Dept. of Housing & Urban Development
801 Cherry Street
Fort Worth, TX 76102

RETURN TO and SEND TAX PAYMENTS TO:

George S. Lee
12300 Julie Lane
Saratoga, CA 95070

GRANTOR:

Thomas Kelly Derryberry
Attorney at Law, Foreclosure
Commissioner/Substitute Trustee
504 Autumn Springs Court, Suite 27
Franklin, TN 37067
kelly@mailpdlaw.com

GRANTEE:

George S. Lee
12300 Julie Lane
Saratoga, CA 95070
408-799-5798

FORECLOSURE COMMISSIONER/SUBSTITUTE TRUSTEE'S DEED

This Indenture made this 25th day of November 2020.

WHEREAS, on June 20, 1992, a certain Deed of Trust was executed by Special Housing Services, Inc. as grantor in favor of John H. Fisher as Trustee for the benefit of the United States of America acting by and through the Secretary of Housing and Urban Development (the "Secretary") as beneficiary and was recorded on June 30, 1992 in Book 8664, page 592 in the Register's Office of Davidson County, Tennessee (the Register's Office"), and

WHEREAS, the Deed of Trust was made in favor of the Secretary pursuant to Section 202 of the National Housing Act, 12 U.S.C. § 1715v, for the purpose of providing multifamily housing to the elderly; and

WHEREAS, the beneficial interest in the Deed of Trust was and is owned by the Secretary; and

WHEREAS, the Secretary designated the undersigned as Foreclosure Commissioner and Successor Trustee pursuant to that Designation of Foreclosure Commissioner and Appointment of Successor Trustee dated August 31, 2020 and recorded on September 4, 2020 in Instrument No. 20200904-0101292 in said Register's Office; and

WHEREAS, by virtue of a default in the covenants and conditions of the Deed of Trust, the Secretary instructed the undersigned to conduct a non-judicial foreclosure of the Deed of Trust under the provisions of the Multifamily Mortgage Foreclosure Act of 1981 ("the Act") 12 U.S.C. 3701 et seq; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was published in The Ledger, a newspaper of general circulation in Davidsons County, Tennessee on September 18, 2020, September 25, 2020, and October 2, 2020; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held on October 13, 2020, commencing at 10:30 am local time, on the front steps of the Historic Davidson County Courthouse, One Public Square, Nashville, Tennessee,, at which time **George S. Lee** submitted the highest bid in the amount of $275,000.00.

NOW THEREFORE, for Two Hundred Seventy Five Thousand and 00/100 ($275,000.00) and other good and valuable considerations, the undersigned hereby grants, bargains, sells, and conveys to **George S. Lee,** the following described land, as conveyed and described in said Deed of Trust and located in Davidson County, Tennessee,:

All of that certain land, with the easements and other appurtenances thereto, as set forth on Exhibit "A" attached hereto and made a part hereof.

The grantor hereby conveys to the grantee all right, title, and interest to same belonging held by the grantor herein under the Deed of Trust as Foreclosure Commissioner and Successor Trustee, subject to outstanding taxes and other matters of record and makes no covenant of seisin or warranty of title, express or implied.

The covenants set forth in paragraphs one (1) and two (2) below are incorporated into this Successor Trustee's Deed and shall be enforceable by the Secretary as covenants running with the land.

NONDISCRIMINIATON AGAINST SECTION 8 CERTIFICATE HOLDERS AND VOUCHER HOLDERS (applies to rental housing):

1. In order to comply with Section 204 of the Housing and Community Development Amendments of 1978, 12 USC § 1701 z-12, as amended, the Grantee, for himself, his successors, heirs and assigns, shall not unreasonably refuse to lease a dwelling unit offered for rent, refuse to offer or sell cooperative stock, or otherwise discriminate in the terms of tenancy or cooperative purchase and sale because any tenant or purchaser is the holder of a Certificate of Family Participation or a Voucher under Section 8 of the United States Housing Act of 1937 (42 USC § 1437f), or any successor legislation hereinafter referred to as "Section 8". This provision is limited in application, for tenants or applicants with Section 8 Certificates or Vouchers, to those units, which rent for an amount not greater than one-hundred and twenty percent (120%) of the Section 8 fair market rent for a comparable unit in the area as determined by the Secretary.

2. This restriction shall bind the Grantee, any/all successors, assigns, and Grantees for value, for a period equal to the Restricted Period, which is twenty (20) years from the date of this Deed. In the event of a breach of a threatened breach of this covenant, the Secretary shall be entitled to institute legal action or enforce performance and observance of such covenant and to enjoin any acts which are in violation of such covenant.

IN WITNESS WHEREOF, the undersigned duly appointed Foreclosure Commissioner and Substituted Trustee has executed this Deed on the date first above mentioned.

Thomas Kelly Derryberry Attorney at Law,
Foreclosure Commissioner/Successor Trustee

Thomas Kelly

By: Thomas Kelly Derryberry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority in and for the said county and state aforementioned, the undersigned Thomas Kelly Derryberry, with whom I am personally acquainted and who upon oath acknowledged himself to be the sole proprietor of Thomas Kelly Derryberry Attorney at Law, the within named bargainor, a sole proprietorship, and that he as the sole proprietor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the sole proprietorship as sole proprietor.

Witness my hand and seal this the 25 day of November 2020.

NOTARY PUBLIC

My Commission Expires: Aug 19, 2024 (SEAL)

ERICA L SHAW
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires August 19, 2024

AFFIDAVIT OF VALUE

State of TENN
County of Davidson

I hereby affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $275,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THS 1st day of Dec, 2020.

NOTARY PUBLIC

My Commission Expires: 7-5-2021 (SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LOT 1:

Land lying in Metropolitan Nashville and Davidson County, Tennessee, located east of East Palestine Avenue and west of Gibson Creek, and being Lot 1 on the plan of Montague Subdivision, Section 2-Resubdivision Reserved Parcel, of record in Plat Book 7900, Page 321, Register's Office for Davidson County, Tennessee and being further described as follows:

Beginning at a concrete monument at a point where the southerly margin of K-C Court curves to meet the easterly margin of East Palestine Avenue; thence in a northeasterly direction around a curve to the right having a radius of 25.08 feet for a distance of 39.52 feet to a concrete monument at the end of the curve; thence with the southerly margin of K-C Court N 55 degrees 10 minutes 41 seconds East 124.8 feet to a concrete monument at the northwesterly corner of said Lot 1, and being the beginning point of the description of said Lot l; thence with the southerly margin of K-C Court N 55 deg 10 min 41 sec E 85.00 feet to an iron pin; thence with the common line between Lot 1 and Lot 2 S 34 deg 49 min 19 sec E 137.00 feet to an iron pin being the common rear corner of said Lot 1 and Lot 2; thence S 55 deg 10 min 41 sec W 88.33 feet to a concrete monument; thence N 33 deg 25 min 40 sec W 137.04 feet to the point of beginning and containing 0.273 acre, or 11,873 square feet.

Being part of the same property conveyed to Special Housing Services, Inc. by Quitclaim Deed from the Knights of Columbus Mental Retardation Foundation of Tennessee, Inc., of record in Book 8416, Page 701, said deed having been corrected in Book 8436, Page 744 and re-recorded in Book 8439, Page 332, Register's Office for Davidson County, Tennessee.

LOT 2:

Land lying in Metropolitan Nashville and Davidson County, Tennessee, located east of East Palestine Avenue and west of Gibson Creek, and being Lot 2 on the plan of Montague Subdivision, Section 2-Resubdivision Reserved Parcel, of record in Plat Book 7900, Page 321, Register's Office for Davidson County, Tennessee and being further described as follows:

Beginning at a concrete monument at a point where the southerly margin of K-C Court curves to meet the easterly margin of East Palestine Avenue; thence in a northerly direction around a curve to the right having a radius of 25.08 feet for a distance of 39.52 feet to a concrete monument at the end of the curve; thence with the southerly margin of K-C Court N 55 degrees 10 minutes 41 seconds East 209.80 feet an iron pin al the northwesterly corner of said Lot 2 and being the point of beginning of the description of said Lot 2; thence with the southerly margin of K-C Court N 55 deg 10 min 41 sec E 150.00 feet to an iron pin; thence with the common line between Lot 2 and Lot 3 S 34 deg 49 min 19 sec E 137.00 feet to an iron pin being the common rear corner of said Lot 2 and Lot 3; thence S 55 deg 10 min 41 sec W 150.00 feet to an iron pin; thence with the common line between Lot 1 and Lot 2 N 34 deg 49 min 19 sec W 137.00 feet to the point of beginning and containing 0.472 acre, or 20,550 square feet.

Being part of the same property conveyed to Special Housing Services, Inc. by Quitclaim Deed from the Knights of Columbus Mental Retardation Foundation of Tennessee, Inc., of record in Book 8416, Page 701, said deed having been corrected in Book 8436, Page 744 and re-recorded in Book 8439, Page 332, Register's Office for Davidson County, Tennessee.

The property address of Lot 1 is believed to be 404 KC Court, Nashville, TN 37115 and is believed to be identified as tax map and parcel 052 05 0 262.00.

The property address of Lot 2 is believed to be 408 KC Court, Nashville, TN 37115 and is believed to be identified as tax map and parcel number is believed to be 052 05 0 263.00.

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202012100144040