Prepared By/Return To:
McMichael Taylor Gray, LLC
3550 Engineering Drive
Suite 260
Peachtree Corners, GA 30092
MTG: TN2019-00302
Property Address: 500 Paragon Mills Road A3, Nashville, TN 37211
Parcel Number: 133110A00300CO

Karen Johnson Davidson County
Batch# 701632 DEEDTRS
08/20/2021 10:56:19 AM 4 pgs
Fees: $23.00 Taxes: $266.62
20210820-0112868

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Vladimir Sozanski and Ojarettia Sozanski conveyed to Archer Land Title, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Accredited Home Lenders, Inc., the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated January 27, 2004 and recorded on February 13, 2004 in Instrument No. 20040213-0017401 in the Office of the Register of Davidson County, Tennessee; and

WHEREAS, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1, being the holder of the debt secured, appointed the undersigned, McMichael Taylor Gray, LLC., as Substitute Trustee in Instrument No. 20210816-0110584 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, if the United States or the State of Tennessee had any liens or claimed lien(s) on the Property timely notice was given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on June 24, 2021 at 11:00 am to the highest and best bidder for cash, at which sale Anchored Capital, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $72,062.00; and

WHEREAS, the high bidder has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of the payment by Anchored Capital, LLC, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, McMichael Taylor Gray, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Anchored Capital, LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, in the State of described as follows:
Being land in Davidson County, TN, being a certain condominium apartment, being Unit No. A-3, of Canterbury Hall Condominiums, as of record in Book 5200 page 159, said Register's Office, to which reference is hereby made for a more complete and accurate description. Being the same property conveyed to Leigh Ann Locke, now known as Leigh Ann Harness, by deed dated 11/30/1995 and filed 12/19/1995 on Book 9892, page 362, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions as shown of record.
Being the same property conveyed to Vladimir Sozanski by Warranty Deed from Leigh Ann Harness dated January 23, 202 and recorded January 29, 2002 as/in Instrument Number 20020129-0011820, Register's Office for Davidson County, Tennessee.

Street Address: 500 Paragon Mills Road A3, Nashville, TN 37211

Parcel Number: 133110A00300CO

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Anchored Capital, LLC its/his/her successors and assigns forever, to whom the said McMichael Taylor Gray, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise

IN TESTIMONY WHEREOF, the undersigned has hereunto set his/her hand, this 2nd day of August, 2021.

By: _____
Name: January N. Taylor
Title: Managing Member

STATE OF GEORGIA
COUNTY OF GWINNETT

Before me, a Notary Public in the State and County aforementioned personally appeared January N. Taylor, 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 the within named bargainor, and that such person as such executed the forgoing instrument for the purpose therein contained by signing the name as such.

WITNESS my hand and Notarial Seal the day and year above written.

_____
Notary Public
My Commission Expires: _____

GREGORY THORNE NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 25, 2024

STATE OF GEORGIA
COUNTY OF GWINNETT

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $72,060.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 2nd day of August, 2021

Notary Public
My Commission Expires: _____

GREGORY THORNE NOTARY PUBLIC FULTON COUNTY, GEORGIA COMMISSION EXPIRES JUNE 23, 2024

Property Address:	500 Paragon Mills Road A3, Nashville, TN 372:1
Parcel Number(s):	133110A00300CO
Property Owner and Tax Notices:	Anchored Capital, LLC, 5133 Harding Pike, Suite B10 #185 Nashville, TN 37205