Karen Johnson Davidson County
Batch# 708863 DEEDTRS
09/01/2021 02:43:16 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20210901-0118066

This instrument was prepared by: Reba Brown, Esq. Lewis Thomason, P.C. 424 Church Street, Suite 2500 P.O. Box 198615 Nashville, Tennessee 37219-8615	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 215,000.00 . Affiant Subscribed and sworn to before me, this 31st day of August, 2021. Notary Public My Commission expires: 3/7/23

Address New Owner as Follows:

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

Send Tax Bills to:

SAME

Map-Parcel Numbers

072-12-0-060.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, TM Development Investors, LLC by Deed of Trust, Assignment of Rents & Leases and Security Instrument (the "Deed of Trust") dated March 16, 2020, of record in Instrument number 20200428-0044210 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, 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. 20210712-0093535, 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: August 6, 2021; August 13, 2021; and August 20, 2021; 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 August 31, 2021, and Wildcat Lending Fund Two, LP (hereinafter "**Grantee**"), being the highest, best, and last bidder thereof, became the purchaser of said property for the sum of Two Hundred Fifteen Thousand and no/100 Dollars ($215,000.00).

NOW, THEREFORE, **the Grantor, Lewis Thomason, 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 Lot No. 115 on the Plan of Map Showing Subdivision of The Waters Place on Maxey Lane of record in Book 332, Page(s) 136 and 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
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> Said Lot No. 115 fronts 50 feet on the south side of Piedmont Avenue and runs back between parallel lines 150 feet to an alley in the rear.
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> Being the same property conveyed to TM Development Investors, LLC, a Tennessee Limited Liability Company, by deed from Sheryll Lynn Gamble, unmarried, of record in Instrument No. 20200428-0044209, Register's Office for Davidson County, Tennessee, dated March 16, 2020 and recorded on April 28, 2020.
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> The address of the above-described property is 148 Piedmont Avenue, Nashville, Tennessee 37216; map and parcel 072-12-0-060.00.

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, 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 31st day of August 2021.

LEWIS THOMASON, P.C., SUBSTITUTE TRUSTEE

Lewis Thomason, P.C.

By: Reba Brown

State of Tennesse

County of Davidson

Before me, Kimberly Wood, 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, P.C., the within named bargainor, a professional corporation, and that such duly authorized representative executed the foregoing instrument for the purpose therein contained, by personally signing the name of the professional corporation.

Witness my hand, at office, this 31st day of August 2021.

KIMBERLY WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My commission expires: 3/7/23