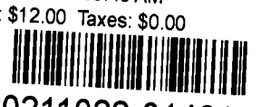
RETURN TO:
THIS INSTRUMENT PREPARED BY:
Law Offices of Arnold M. Weiss PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WC #7255-0129799-FC
Tennessee
Map # 043-02-0A-103.00

Karen Johnson Davidson County
Batch# 741578 DEEDTRS
10/22/2021 11:09:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20211022-0142103

Joseph Morton, Jr.
483-6089844

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 29, 2018, and recorded in Instrument No. 20181130-0116846 in the Register's Office of Davidson County, Tennessee, JOSEPH MORTON, JR., single man, conveyed to Jonathan R. Vinson, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20210819-0112139 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on October 12, 2021, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale TENNESSEE HOUSING DEVELOPMENT AGENCY, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED SEVENTY THREE THOUSAND SEVEN HUNDRED NINETY FIVE AND 37/100'S DOLLARS; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by TENNESSEE HOUSING DEVELOPMENT AGENCY of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Law Offices of Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said TENNESSEE HOUSING DEVELOPMENT AGENCY, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

CERTAIN REAL PROPERTY SITUATE IN DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 103 ON THE PLAN OF CEDARWOOD COURTYARD HOMES AS OF RECORD IN BOOK 5200, PAGES 60 AND 61, AS CLARIFIED IS BOOK 5497, PAGE 800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS OF CEDARWOOD COURTYARD HOMES, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

RESTRICTIONS:
THIS CONVEYANCE IS MADE SUBJECT TO TERMS, CONDITIONS, EASEMENTS, RIGHTS AND LIENS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CEDARWOOD COURTYARD HOMES AND THE BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 5495, PAGE 661, BOOK 5669, PAGE 132, BOOK 6119, PAGE 402, BOOK 6053, PAGE 422, BOOK 6216, PAGE 434, BOOK 6707, PAGE 216, BOOK 9010, PAGE 503 AND BOOK 9010, PAGE 505 AND INSTRUMENT NO. 20070802-0042060, REGISTER'S OFFICE FOR SAID COUNTY; RIGHTS OF OTHERS IN AND TO COMMON AREAS AND/OR ELEMENTS, AND TO EASEMENTS, SETBACK LINES, NOTES, AND ANY MATTERS INDICATED ON THE AFORESAID SUBDIVISION PLAT AND BY-LAWS OF RECORD IN BOOK 5307, PAGE 231, INSTRUMENT NO. 20070802-0092059, INSTRUMENT NO. 20120921-0085950 AND INSTRUMENT NO. 20140505-0037855, SAID REGISTER'S OFFICE.

AND ALSO MADE SUBJECT TO A SANITARY SEWER, STORM DRAINAGE AND WATER MAIN EASEMENT APPEARING OF RECORD IN INSTRUMENT NO. 20110325-0023033, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

JOSEPH MORTON, JR., his heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument No. 20181130-0116845, in the Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto TENNESSEE HOUSING DEVELOPMENT AGENCY, its successors and assigns in fee simple forever, to whom said The Law Offices of Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Law Offices of Arnold M. Weiss, Substitute Trustee, has on hereunto set his hand and seal.

Substitute Trustee
The Law Offices of Arnold M. Weiss, PLLC
J. Luke Sanderson

STATE OF TENNESSEE
COUNTY OF SHELBY

On before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared J. Luke Sanderson, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

CHRISTINA STRICKLIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 6-25-29

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
103 Cedarwood Lane,
Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Tennessee Housing Development Agency
DBA Volunteer Mortgage Loan Servicing
404 James Robertson Parkway, Suite 1450
Nashville, TN 37219-1536

Mortgagee: None

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$EXEMPT**
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME,
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-25-29

CHRISTINA STRICKLIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY