Karen Johnson Davidson County
Batch# 803142 DEEDTRS
02/10/2022 09:46:30 AM 4 pgs
Fees: $23.00 Taxes: $11,048.10
20220210-0015480

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:
N. Courtney Hollins, Esq.
Baker, Donelson, Bearman,
Caldwell & Berkowitz
1600 West End Ave, Suite 2000
Nashville, Tennessee 37203

Address of New Owner:	**Send Tax Bills to:**	**Property Address:**
RMJP Dickerson GP 7337 Cockrill Bend Boulevard Nashville, TN 37209	RMJP Dickerson GP 7337 Cockrill Bend Boulevard Nashville, TN 37209	1404 Dickerson Pike Nashville, Tennessee 37210 **Map & Parcel No.:** 071-11-0-008.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Tennessee Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated December 31, 2020 (the "Deed of Trust") of record as Instrument Number 20210106-0002407 in the Office of the Register of Deeds of Davidson County, Tennessee (the "Register's Office"), 1404 Dickerson, LLC, a Tennessee limited liability company (the "Borrower") did convey in trust to Leslie Garside, a resident of Davidson County, Tennessee, as Trustee, certain property described therein to secure payment of a debt in the original principal sum of $2,660,000.00 payable to Ashland Rentals, LLC, a Tennessee limited liability company ("Original Lender"). Said Deed of Trust is incorporated herein by reference;

WHEREAS, said Deed of Trust was assigned by Original Lender to RMJP Dickerson GP, a Tennessee general partnership comprised of RM Dickerson Trust and JP Dickerson Trust (hereinafter, "Holder"), by that certain Assignment of Deed of Trust of record as Instrument Number 20211229-0171121 in said Register's Office;

WHEREAS, Holder is the true and lawful owner and holder of the debt aforesaid which is secured by the Deed of Trust (the "Debt");

WHEREAS, by Appointment of Substitute Trustee recorded on December 29, 2021, as Instrument Number 20211229-0171122 in said Register's Office, Holder, exercising its authority as such owner and holder of said Deed of Trust, appointed N. Courtney Hollins, a resident of Davidson County, Tennessee, as Substitute Trustee (hereinafter, the "Substitute Trustee"), who is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above;

WHEREAS, default has been made in the payment of Debt and obligations secured by said Deed of Trust, and Holder, as owner and holder of the obligations secured thereby, has declared the entire balance due and payable and has instructed the undersigned Substitute Trustee to foreclose said Deed of Trust in accordance with its terms and provisions;

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with provisions of said Deed of Trust, advertise for sale the Property to be conveyed by same, said advertisement for sale having been published in the *TN Ledger*, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of January 7, 2022, January 14, 2022, and January 21, 2022, of said newspaper, said sale having been advertised for Friday, January 28, 2022, at 12:00 noon, on the steps outside the main south entrance of the Davidson County Nashville Metropolitan Courthouse, located at 1 Public Square, Nashville, Davidson County, Tennessee, at which time and place it was offered for sale and sold;

WHEREAS, said sale was made subject to prior liens and encumbrances of record, including liens of real estate taxes, and any applicable restrictions, building liens, and easements;

WHEREAS, Holder has complied with the notice provisions of 26 U.S.C. § 7425(c) and Reg. §§ 301.7425-1, T.C.A. §§ 50-7-404(i)(2)(B) and 67-1-1433(b)(2), and Tennessee Department of Revenue Rule 1320-2-1-.35 to the extent applicable; and

WHEREAS, the highest and best bid for said property was then and there made on behalf of Holder in the amount of Two Million Nine Hundred Eighty-Five Thousand Nine Hundred Seventy-Two 03/100 Dollars ($2,985,972.03) for said property, which bid was then and there accepted by N. Courtney Hollins, as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, N. Courtney Hollins, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey unto **RMJP DICKERSON GP, a Tennessee general partnership** (the "Grantee"), its successors and/or assigns, the property advertised and sold as hereinabove recited, and more particularly described and situated in the State of Tennessee, Davidson County, and is described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 10-16, Block C on the Plan of East-View Subdivision of record in Plat Book 547, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Borrower by Warranty Deed dated December 31, 2020, of record as Instrument No. 20210106-0002406 in said Register's Office.

Said Property is generally located at 1404 Dickerson Pike, in Nashville, Tennessee, and is also designated as parcel number 071-11-0-008.00, but such address or designation is not a part of the legal description of the Property sold herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD, unto Grantee, its successors and/or assigns, the same together with all hereditaments and appurtenances belonging or appertaining thereto, free from all rights of homestead, dower, equity of redemption and the statutory right of redemption in Tennessee Code Annotated §66-8-101, but each of these only to the extent that they have been waived in the Deed of Trust and further SUBJECT to the following:

1. Any unpaid taxes against the property; and

2. Any recorded easements, conditions, covenants, rights-of-way or subdivision plats affecting the property; and

3. Any dedication of roads affecting the property and any governmental zoning and subdivision ordinances or regulations in effect; and

4. Any prior or superior liens, judgment, deeds of trust or other interests of record; and

5. Rights of tenants, as tenants only, under unrecorded leases

The undersigned Grantor, as Substitute Trustee, believes the title hereby conveyed to be good, except for prior liens of record, including without limitation those described hereinabove, and including any prior liens for taxes, and any applicable restrictions, building lines and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described Deed of Trust, AND NO FURTHER OR OTHERWISE.

IN WITNESS WHEREOF, the said N. Courtney Hollins, as Substitute Trustee, has hereunto set her hand as of this 31st day of January, 2022.

By: _____
N. Courtney Hollins, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before the undersigned Notary Public in and for said State and County of duly commissioned and qualified, N. Courtney Hollins, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, of her own free act and deed.

WITNESS my hand, at office, as of the 31st day of January, 2022.

IVA J. BINKLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 7, 2025

_____
Notary Public

My Commission expires: 7-7-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,985,972.03, 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
as of the 31st day of January, 2022.

(Notary Public)
My Commission Expires: 7-7-2025

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

Tennessee Certification of Electronic Document

I, Matthew T. Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 31, 2022 (date of document).

Matthew T. Harris

January 31, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2025

NOTARY'S SEAL

