Karen Johnson Davidson County
Batch# 843438 DEEDTRSMD
04/21/2022 10:45:30 AM 5 pgs
Fees: $28.00 Taxes: $96.20
20220421-0046162

THIS INSTRUMENT PREPARED BY:
Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

JUDICIAL FORECLOSURE DEED

WHEREAS, by Warranty Deed of record in Instrument No. 20090331-0028656, Register's Office for Davidson County, Tennessee, Felicia Binkley, unmarried was the record owner of certain real property known as 504 Williamsburg Drive, Nashville, TN 3714 ("Subject Property"); and,

WHEREAS, title to the Subject Property is subject to the Master Deed of Williamsburg Condominiums ("Master Deed") of record in Book 7114, Page 443 et seq., said Register's Office; and,

WHEREAS, Default having been made by Felicia Binkley in the terms, conditions and payments recited within the Master Deed by the failure and/or refusal to pay mandatory assessments created therein, such assessments having been secured by the Lien created by such Master Deed and further secured by the Notice of Lien of record in Instrument No. 20210903-011841, said Register's Office; and,

WHEREAS, by Order Granting Default Judgment and Tenn. Code Ann. § 35-5-101 et seq., by the Chancery Court for Davidson County, Tennessee, Case No. 21-1173-III, Williamsburg Condominium Homeowners' Association, Inc. ("Williamsburg Condominiums" or "Association"), published a Notice of Foreclosure Sale which appeared in The Tennessean on February 11, 2022, February 18, 2022, and February 25, 2022, that the Subject Property was to be sold on the 2nd day of March 2022 at 11:00A.M. Central Standard Time at the front door of the South side of the Davidson County Courthouse located at 1 Public Square, Nashville, Tennessee, 37201; and,

WHEREAS, the sale of the Subject Property on the 2nd day of March 2022 was announced as postponed to the 13th day of April 2022 at 11:00A.M. Central Standard Time at the front door of the South side of the Davidson County Courthouse located at 1 Public Square, Nashville, Tennessee, 37201; and,

WHEREAS, at the time and place announced at the March 2, 2022 postponement of foreclosure sale, the undersigned offered Subject Property for sale to the highest and best bidder for cash in accordance with the said Order Granting Default Judgment and Tenn. Code Ann. § 35-5-101 et seq. foreclosure, on behalf of Williamsburg Condominiums Homeowners' Association, Inc., at which time the Subject Property was sold to **Anchored Capital, LLC**, whose principal address is **5133 Harding Pike, Suite B10-185, Nashville, Tennessee 37205**, at and for the sum of Twenty-Six Thousand and 0/100 ($26,000.00) Dollars, that being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and the payment by Anchored Capital, LLC of the sum of money bid, the undersigned, Scott D. Weiss, Attorney for

Williamsburg Condominiums Homeowners' Association, Inc., does, pursuant to the said Order Granting Default Judgment and Tenn. Code Ann. § 35-5-101 et seq. hereby grant, bargain, sell and convey to the said Anchored Capital, LLC, it's successors and assigns, in fee simple forever, the property above mentioned and being further described as property situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 504, Bldg. I, on the Plan of Phase One, Wi1liamsburg Condominium Units, of record in Book 6900, page 193, said Register's Office, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Felecia Binkley, unmarried by deed from Nichole Hammers, married, of record in Instrument 20090331-0028656, said Register's Office.
>
> Being improved property known as: 504 Williamsburg Drive, Nashville, TN 37214.

This conveyance is subject to statutory and equitable rights of redemption, any and all unpaid taxes that may be a lien against the property; a Deed of Trust, of record in Instrument No. 20090331-0028657, in the said Register's Office, as assigned in an Assignment of Deed of Trust, of record in Instrument No. 20091006-0092972, in the Register's Office, as assigned in an Assignment of Deed of Trust, of record in Instrument No. 20120126-0007587, as modified by a Loan Modification Agreement, Instrument No. 20131108-0115942, in the Register's Office, as assigned in an Assignment of Deed of Trust, of record in Instrument No. 20181102-0108730, in the Register's Office, as assigned in a Corporate Assignment of Deed of Trust, of record in Instrument No. 20211116-0152759 in the Register's Office, Bank United N.A. c/o Carrington Mortgage Services, LLC; the Secretary of Housing and Urban Development Subordinate by Deed of Trust, of record in Instrument No. 20140402-0027331; Judgment, of record in Instrument No. 20160107-0001633, in the Register's Office, Cach LLC; Notice of Lien in favor of the Association, of record in Instrument No. 20210903-0118841, in said Register's Office; the Master Deed of Williamsburg Condominiums of record in Book 7114, Page 443, et seq., in said Register's Office; By-Laws for Williamsburg Condominiums Revised September 2002 (superseding previous By-Laws), of record in Instrument No. 20030121-0008266, said Register's Office; and any and all amendments, restrictions, rules, and liens which may further be of record in said Register's Office.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Anchored Capital, LLC, its successors and assigns, in fee simple forever, to whom the said Williamsburg Condominiums Homeowners' Association, Inc. warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, the said Scott D. Weiss, Attorney for Williamsburg Condominiums Homeowners' Association, Inc. has hereunto set its hand and seal this 13th day of April, 2022.

Scott D. Weiss, Attorney for
Williamsburg Condominiums Homeowners'
Association, Inc.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott D. Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Attorney for Williamsburg Condominiums Homeowners' Association, Inc., the within named bargainer, and that he as such Attorney executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 2022.

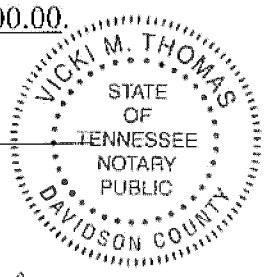
My commission expires: 05/05/2025

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $26, 000.00.



J. Walker 2.
Affiant

Subscribed and sworn to before me this the 13th day of April, 2022.

My Commission Expires: 05/05/2025

Notary Public

ADDRESS NEW OWNER AS FOLLOWS:

Anchored Capital, LLC
5133 Harding Pike, Ste B10-185
Nashville, Tennessee 37205

SEND TAX BILLS TO:

"NEW OWNER"

Map &Parcel: 121-04-A/4.00CO

Tennessee Certification of Electronic Document

I, Scott D. Weiss, 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 April 14, 2022.

Affiant Signature

4-14-22

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

