FILE NO.: BVF-22-01015

Karen Johnson Davidson County
Batch# 874027 DEEDTRS
06/21/2022 09:53:42 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20220621-0070141

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BVF-22-01015

| ADDRESSES NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER: |
|---|---|---|
| LARRY COX | LARRY COX | 058 16 0 132.00 |
| 441 BEAUCHAMP CIR<br>FRANKLIN, TN 37067 | 441 BEAUCHAMP CIR<br>FRANKLIN, TN 37067 | |

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated October 27, 2015 and recorded November 6, 2015, at **Instrument Number 20151106-0113141**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **FANNIE LOUISE DOUGLAS and JERRY DOUGLAS** ("Borrower") conveyed to OLD REPUBLIC TITLE COMPANY OF TENNESSEE, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on October 27, 2015, (the "Note"), which obligation is presently held by **Lakeview Loan Servicing, LLC.**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of OLD REPUBLIC TITLE COMPANY OF TENNESSEE, said appointment being set forth in **Instrument Number 20220331-0037370** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on May 19, 2022, at 10:00 AM at the Davidson County Historic Courthouse, located in Nashville, Tennessee, such advertisement appearing in said newspaper on April 21, 2022, April 28, 2022, May 5, 2022, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, on May 19, 2022, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **LARRY COX** at the price of **One Hundred Ninety-Nine Thousand and 00/100 ($199,000.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of One Hundred Ninety-Nine Thousand and 00/100 ($199,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **LARRY COX** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

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THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TENNESSEE, COUNTY OF DAVIDSON, CITY OF NASHVILLE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 135 ON THE PLAN OF HAYNES PARK, SECTION 4-A, OF RECORD IN BOOK 4860, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 135 FRONTS 72.60 FEET ON THE WESTERLY MARGIN OF KINGVIEW DRIVE AND EXTENDS BACK 155.89 FEET ON THE NORTHERLY LINE AND 160.80 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 65.23 FEET THEREON.

**The source of title is recorded at Book 6227, Page 326 in the Register's Office for Davidson County, Tennessee.**

This property is now or was formerly known as 344 KINGVIEW DRIVE, NASHVILLE, TN 37218.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

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The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee on this the 15th day of June, 2022.

Rubin Lublin TN, PLLC

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA )
COUNTY OF GWINNETT )

Before me, Amanda Norris of the state and county aforesaid, personally appeared, Victor Kang, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, on this the 15th day of June, 2022.

AMANDA NORRIS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA COMMISSION EXPIRES AUGUST 13, 2022

Notary Public

My commission expires: 8-13-2022

STATE OF _____ )
COUNTY OF _____ )

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

WITNESS my hand on this _____ day of _____, 202__.

_____
Printe

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 141000
Affiant
Subscribed and sworn before me this the
21 Day of JUNE, 2022
A. Hayes, Deputy Register

Sworn to and subscribed before me this on this 202__.

_____
Notary Public

My commission expires: