PREPARED BY AND RETURN TO:
LLG Trustee TN LLC
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216
(704) 333-8107

Karen Johnson Davidson County
Batch# 893953 DEEDTRS
07/26/2022 02:29:43 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220726-0085372

LOGS:17-109897
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 8, 2003, recorded in Instrument No. 20030816-0118944, in the Register's Office of Davidson County, Tennessee, Dana A Ballou conveyed to Joe M. Kirsch or Denise Griffin, Trustee, 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument# 202205090052860, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder 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, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the The Ledger - Nashville Edition such advertisement appearing in said newspaper on May 6, 2022, May 13, 2022, May 20, 2022 by which advertisement the sale was appointed to be held on July 14, 2022, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 11:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website 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, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Southeastern Investments IV LLC for the sum of $310,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Southeastern Investments IV LLC, 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 Southeastern Investments IV LLC the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, LLG Trustee TN LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Southeastern Investments IV LLC, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to wit:

The land referred to in this Commitment is described as follows:

Being Lot No. 168 on the Plan of Hickory Woods Estates, Section "C", of record in Plat Book 6900, page 885, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is subject to easement and restrictive covenants of record.

Being the same property conveyed to DANA A. BALLOU, UNMARRIED, by deed of record in Book 10272, page 614, said Register's Office.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20030816-0118944, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Book 10272, Page 614, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Southeastern Investments IV LLC, his/her/their/its successors and assigns, in fee simple forever, to whom the said LLG Trustee TN LLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said LLG Trustee TN LLC, Substitute Trustee, has hereunto set its hand and seal this 20th day of July, 2022.

LLG Trustee TN LLC

By: _____
Andrew Vining
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 20th day of July, 2022, before me, a Notary Public, in and for said State and County, personally appeared Andrew Vining, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of LLG Trustee TN LLC, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

ANGELITA S. PHILLIPS
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires November 11, 2026

My commission expires: _____

_____
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Andrew Vining
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Subscribed and sworn to before me on the date written above.

ANGELITA S. PHILLIPS
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires November 11, 2026

My commission expires: _____

_____
Notary Public

PROPERTY ADDRESS: 6005 Firelight Trl, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Southeastern Investments IV LLC
2536 Hanover Dr
Columbia, TN 38401

LOGS File #17-109897
Map & Parcel -176 05 0B 073.00

RETURN TO:

_____

_____

_____

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.