Karen Johnson Davidson County
Batch# 945280 DEEDTRS
11/28/2022 02:32:44 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20221128-0124813

Prepared by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attn: TN Foreclosure 1232 Premier Drive, Suite 320 Chattanooga, TN 37421 Phone: (423) 498-7400 E-mail: tnfc@raslg.com File Number 22-063359	Send Tax Bills to new Owner(s): Anchored Capital, LLC 445 Hwy 46 S, Ste 29 # 209 Dickson, TN 37055 Parcel ID(s): **156 09 0 021.00**

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 22, 2012, and recorded in Instrument Number 20120330-0026875, in the Register of Deeds Office for Davidson County, Tennessee, STEVEN R. HYATT, hereinafter "Borrower(s)," conveyed to JOSEPH B. PITT, JR., as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ALLY BANK, ITS SUCCESSORS AND ASSIGNS, 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, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, the present owner and/or holder of the indebtedness, appointed Robertson, Anschutz, Schneid, Crane & Partners, PLLC as Substitute Trustee, by instrument recorded on September 28, 2022, in Instrument Number 20220928-0107345, said Register's Office; and

WHEREAS, default has been made in the payment of said indebtedness and/or in the performance of required obligations imposed by the Deed of Trust, with a demand for cure being made for same, and U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION has requested that the Substitute Trustee sell said property pursuant to the terms and conditions in the Deed of Trust and other applicable Tennessee law; and

WHEREAS, in pursuit of said request, advertisement and notice of the sale identifying all interested parties in said property was made and given in conformity with the terms and conditions in the Deed of Trust, T.C.A. § 35-5-101 et seq., and other applicable Tennessee law, with said advertisement being published on 10/13/2022, 10/20/2022, and 10/27/2022, in The Tennessee Tribune, a newspaper of general circulation in Davidson County, Tennessee; and

WHEREAS, pursuant to a search/searches completed on Department of Defense DMDC website, the Borrower(s) holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof, or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. § 101 et seq. (the Servicemembers Civil Relief Act); and

WHEREAS, the default was not cured, and the property was sold pursuant to the terms of the Notice of Sale by the Substitute Trustee, individually or by and through its agent, to Anchored Capital, LLC, hereinafter "Grantee(s)," being the highest and best bidder, on or about November 10, 2022, 10:00 AM local time at the main entrance to the Davidson County Courthouse, in Nashville, Tennessee, for the sum of $310,000.00, the receipt of which is hereby acknowledged.

NOW THEREFORE, in consideration of the premises, Substitute Trustee does hereby sell, transfer and convey unto Grantee(s), their successors and assigns, the following-described real property, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 4 ON THE PLAN OF SECTION TWO REVISED, TEMPLEGATE, OF RECORD IN BOOK 6900, PAGE 102, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PARCEL CONVEYED TO STEVEN R. HYATT FROM RADNOR HOMES, INC., BY VIRTUE OF A DEED DATED 5/29/1991, RECORDED 6/3/1991, IN DEED BOOK 8364, PAGE 442, AS INSTRUMENT NO. 18848 COUNTY DAVIDSON, STATE OF TENNESSEE.

COMMONLY KNOWN AS: 5712 TEMPLEGATE DRIVE, NASHVILLE, TN 37221

To have and hold the aforesaid real estate, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining, in bar of all right of dower, homestead, equity of redemption, statutory right of redemption, and all other exemptions, to the extent provided in said Deed of Trust.

This conveyance is made subject to: (1) any and all unpaid ad valorem taxes plus penalty and interest, if any, that may be a lien upon the Property; (2) any and all liens, defects, encumbrances, adverse claims, and other matters which may take priority over the Deed of Trust; (3) any statutory right of redemption not otherwise waived in the Deed of Trust, including rights 050of redemption of any governmental agency, state or federal, which might have not been waived by such governmental agency; (4) applicable covenants, restrictions, building setbacks, easements, and all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; (5) any governmental zoning and subdivision ordinances or regulations in effect thereon; (6) the accuracy of the records of said Register's Office; and (7) any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS, WHERE IS, without representation 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 PURPOSE. Substitute Trustee makes no representation or warranty relating to title or any physical, environmental, health or safety conditions existing in, on, or relating to the Property, and any and all responsibilities or liabilities arising out of or in any way relating to any such conditions are expressly disclaimed.

Witness my hand and seal in Chattanooga, Tennessee on this 11th day of November, 2022.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Substitute Trustee
By: John Roan, Attorney
E-mail: tnfc@raslg.com

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared John Roan, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Robertson Anschutz, Schneid, Crane, & Partners, PLLC, and that such person as such Attorney executed the foregoing instrument for the purposes therein contained by signing the name of Robertson Anschutz, Schneid, Crane, & Partners, PLLC by such person as Attorney.

Witness my hand and seal this 11 day of November, 2022.

RYAN DONACHIE STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES 7-27-2026

Notary Public

My Commission Expires: 7/27/2026

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that, to the best of my knowledge and belief, the actual consideration or true value for this transfer, whichever is greater, is $310,000.00.

Robertson Anschutz, Schneid, Crane, & Partners, PLLC

By: John Roan

Sworn to and subscribed before me this 11 day of November, 2022.

Notary Public
My Commission Expires: 7/27/2026

RYAN DONACHIE STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES 7-27-2026

File Number 22-063359 - JoR