Karen Johnson Davidson County
Batch# 970415 DEEDTRS
02/13/2023 01:44:06 PM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20230213-0010385

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 22-071469	Send Tax Bills to new Owner(s): Southeastern Investment IV LLC 445 Highway 46 South Suite 29 # 209 Dickson, TN 37055 Parcel ID(s): 104 11 0M 010.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 16, 2002, and recorded on January 22, 2003 in Instrument Number 20030122-0009205, in the Register of Deeds Office for Davidson County, Tennessee, DANIEL S. GREENBERG AND CARLA D. GIFFORD, hereinafter "Borrower(s)," conveyed to I. Dyke Tatum, as Trustee for U.S. BANK N.A., 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 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 20220928-0107342, 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 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 November 17, 2022, November 24, 2022, and December 01, 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, on December 15, 2022, at 11:00 AM local time, at the Front Entrance of The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, it was announced that the sale was postponed to January 26, 2023, at 11:00 AM local time, at the Front Entrance of The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, notice of which was also sent in conformity with the provisions of the Deed of Trust and Tennessee law;

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 Southeastern Investment IV LLC, hereinafter "Grantee(s)," being the highest and best bidder, on or about January 26, 2023, 11:00 AM local time at the Front Entrance of The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, for the sum of $380,000.00, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. UNIT NO. 10 OF CHARDONNAY CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6789, PAGE 498, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF RECORD AS SHOWN ON EXHIBIT "C" TO THE MASTER DEED OF CHARDONNAY CONDOMINIUMS, AS OF RECORD IN BOOK 6789, PAGE 462, REGISTER'S OFFICE FOR

DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS HEREIN BY DEED DATED 5/10/99, AND RECORDED 5/27/99, IN BOOK 11496, PAGE 140 REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

COMMONLY KNOWN AS: **2115 ACKLEN AVENUE UNIT 10 NASHVILLE, TN 37212**

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 of 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 27th day of January, 2023.

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 27th day of January, 2023.

L. GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Notary Public

My Commission Expires: 3/22/25

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 $380,000.00.

Robertson Anschutz, Schneid, Crane, & Partners, PLLC

By: John Roan

Sworn to and subscribed before me this 27th day of January, 2023.

Notary Public
My Commission Expires: 3/22/25

L. GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

File Number 22-071469 - JoR