Karen Johnson Davidson County
Batch# 1059626 DEEDTRS
10/11/2023 11 13 34 AM 4 pgs
Fees $23 00 Taxes $647 50
20231011-0079651

FILE NO 22-06722

THIS INSTRUMENT PREPARED BY
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Gyle W. Brawner conveyed to U S Bank Trust Company, National Association as Trustee for the benefit of U S. Bank National Association, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated September 25, 2015 and recorded on November 2, 2015 in Instrument No. 20151102-0110968, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **U.S. Bank National Association**; and

WHEREAS, U.S. Bank National Association, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20220602-0063672 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust, and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on June 1, 2023, June 8, 2023, and June 15, 2023; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on September 21, 2023 at 11:00 AM to the highest and best bidder for cash, at which sale PROPERTY FUND 629 LLC., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $175,000.00, and

WHEREAS, PROPERTY FUND 629 LLC. has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by PROPERTY FUND 629 LLC. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto PROPERTY FUND 629 LLC., its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF ANDERSON ESTATES, AS OF RECORD IN BOOK 1130, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING LOT NO. 65 ON THE PLAN OF THE RESUBDIVISION OF LOTS NOS. 1 AND 13 OF SAID ANDERSON ESTATES, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY MADE BY ANDERSON AND GEE, SURVEYORS, AUGUST 5, 1946, AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF MCARTHUR DRIVE, AT THE CORNER OF LOTS 65 AND 66; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTWARDLY 136 FEET TO THE COMMON CORNER OF LOTS 35, 36, 65 AND 66; THENCE WITH THE LINE BETWEEN SAID LOTS 36 AND 65; NORTHWARDLY 70.3 FEET TO THE SOUTHERLY MARGIN OF ROOSEVELT AVENUE; THENCE WITH THE SAME WESTWARDLY 116.33 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 20 FEET, SOUTHWESTWARDLY 31.1 FEET TO THE EASTERLY MARGIN OF SAID MCARTHUR DRIVE; THENCE WITH THE SAME SOUTHWARDLY 46.3 FEET TO THE BEGINNING.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 200401280010919, OF THE DAVIDSON COUNTY, TENNESSEE RECORDS.

Property commonly known as: 227 Mcarthur Dr, Madison, TN 37115.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where 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.

IN TESTIMONY WHEREOF, **Attorney Blair Weatherly** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 2nd day of October, 2023

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Blair Weatherly
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Blair Weatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

Notary Public

My Commission Expires:

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blair Weatherly - as Agent

Subscribed and sworn to before me on this 2 day of October, 2023.

Notary Public

My Commission Expires:

Brock & Scott File No.: 22-06722
Property Address: 227 Mcarthur Dr, Madison, TN 37115
Tax Parcel I.D. No.: 1.043 07 0 061.00
Property Owner and Tax Notices:
PROPERTY FUND 629 LLC.
5133 Harding Pike, Ste B10 #185
Nashville, TN 37205