BILL GARRETT, Davidson County
Trans:T20130099857 DEEDTRS
Recvd: 11/25/13 15:35 3 pgs
Fees:18.00 Taxes:240.50
20131125-0121094

NEW OWNER:

Hostettler Realty, LLC
421 East Iris Drive
Nashville, TN 37204

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, PLLC
109 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILL TO:

New Owner

Map & Parcel: 163020C01800CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Dionne Williams, unmarried, executed a Deed of Trust to John R. Lancaster, Trustee, dated November 19, 2010, of record in Instrument No. 20101122-0092860, Register's Office for Davidson County, Tennessee, to secure an indebtedness evidenced by a Promissory Note payable to the order of First Freedom Bank, hereinafter referred to as the "Deed of Trust"; and

WHEREAS, said conveyance was made for the purpose of securing the payment of certain sums as evidenced by a Promissory Note payable to the order of First Freedom Bank and a default having occurred in the payment of same; and,

WHEREAS, pursuant to the above default, the original Trustee has tendered his resignation, and by Appointment of Substitute Trustee, dated September 25, 2013, of record in Instrument No. 20130926-0101335, Register's Office for Davidson County, Tennessee, First Freedom Bank did convey all of the rights, powers and privileges of the original Trustee as named in the Deed of Trust unto the undersigned, Byron M. Gill, Substitute Trustee; and

WHEREAS, acting pursuant to the demand made by First Freedom Bank, the owner and holder of the indebtedness, and acting pursuant to the power and authority vested in the Trustee under the Deed of Trust and the Appointment of Substitute Trustee, Byron M. Gill, Substitute Trustee, duly advertised and sold the property hereinabove described at the south door of the Metro/Davidson County Courthouse in Nashville, Davidson County, Tennessee, on November 1, 2013, at 10:15 a.m., local time, to the highest

and best bidder for cash, at which sale the same was bid in and sold to Hostettler Realty, LLC at and for the sum of Sixty-five Thousand Dollars ($65,000.00), the receipt of which is hereby acknowledged.

NOW, THEREFORE, **BYRON M. GILL, Substitute Trustee**, has this day bargained and sold, and by these presents does hereby transfer and convey unto **HOSTETTLER REALTY, LLC, a Tennessee limited liability company**, its successors and assigns, forever, the following tract or parcel of land situated and lying in Davidson County, Tennessee, bounded and described as follows:

> **Being Lot No. 18, Unit No. 139, as described in the Master Deed and By Laws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20060404-0038533, and amended in Instrument Number 20060419-0045063, and in Instrument Number 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description is taken from Exhibit B of the First Amendment to Master Deed and By Laws. The description is the same as the previous Deed of record.**
>
> **Being the same property conveyed to Dionne Williams, a single person, by Special Warranty Deed from First Freedom Bank, a Tennessee banking corporation, dated November 19, 2010, of record in Instrument No. 20101122-0092859, Register's Office for Davidson County, Tennessee. Further reference is made to Deed of Trust of record in Instrument No. 20101122-0092860, and Appointment of Substitute Trustee of record in Instrument No. 20130926-0101335, Register's Office for Davidson County, Tennessee.**
>
> **The street address of this property is 1382 Rural Hill Road, Unit 139, Antioch, TN 37013.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Hostettler Realty, LLC, its successors and assigns, in fee simple, forever.

I further transfer, assign and convey unto Hostettler Realty, LLC, its successors and assigns, all the rights and benefits of the covenants and warranties set forth in the aforesaid Deed of Trust executed to me as Substitute Trustee only, and not otherwise. It is the intention of the Substitute Trustee to convey no greater title to the subject real property than received as Substitute Trustee.

This conveyance is made subject to all matters shown on any applicable recorded Plat or Plan; any real property taxes which exist as a lien against said property, including without limitation city

and county property taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior mortgages, liens or encumbrances that may exist against the property. This conveyance is also subject to any matter that an accurate survey of the premises might disclose and/or any tenant(s) rights in possession.

WITNESS MY SIGNATURE hereto this 22nd day of November, 2013.

BYRON M. GILL
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named bargainor, **BYRON M. GILL, Substitute Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND this 22nd day of November, 2013.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7.8.2014 WILSON COUNTY

Notary Public

My Commission Expires:

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The actual consideration or value, whichever is greater, for this transfer is **$65,000.00**.

Affiant

SWORN AND SUBSCRIBED to before me this 22nd day of November, 2013.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7.8.2014 WILSON COUNTY

Notary Public

My Commission Expires: