Name & Address of Owner for Tax Bills:
American Consulting Corporation
3100 Dudley Avenue
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20130103074 DEEDTRS
Recvd: 12/09/13 15:13 3 pgs
Fees:18.00 Taxes:447.59
20131209-0124975

Prepared by:
David G. Mangum, Attorney
2303 Franklin Road
Nashville, TN 37204

MAP/PARCEL: 172 03 0 B 033.00

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated November 29, 2011, recorded in Instrument No. 20111205-0094281, Register's Office, Davidson County, Tennessee, **William E. McDonald, Jr. and Deborah A. Coates-Riddick**, conveyed to David G. Mangum, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, **David G. Mangum, Trustee**, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM, of the Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of November 8, November 15, and November 22, 2013 stating that on **Monday, December 2, 2013 at 12:00 Noon** and postponed until **Monday, December 9, 2013 at 12:00 Noon**, in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 501 Broadway, Downtown Nashville, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I David G. Mangum, Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property, if applicable.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, **David G. Mangum, Trustee**, offered said property for sale at public outcry and sold said property to **American Consulting Corporation**, its successors and assigns, for **$120,971.00**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby

acknowledged, I, **David G. Mangum, Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **American Consulting Corporation,** (hereinafter referred to as Grantee), its successors and assigns, the following described tract or parcel of land situated and lying in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the plan of The Woodlands, Phase 2, of record in Book 6900, page 635, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

DEED REFERENCE:

BEING the same property conveyed to William E. McDonald, Jr., Unmarried and Deborah A. Coates-Reddick, Unmarried, as joint tenants with right of survivorship by deed from Erik Johnson and wife, Betsy D. Johnson of record in 20111205-0094280, said Register's Office.

This description was copied from the deed of trust being foreclosed on of record in Instrument No. 20111205-0094281.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office, including but not limited to Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8454, Page 463, Book 8622, Page 390, Book 8634, Page 224, and Book 8643, Page 675, all matters on the Plan of record in Book 6900, Page 635, Charter for Homeowner's Association of record in Book 8454, Page 246, Dedication of Common Area to The Woodlands Homeowner's Association of record in Book 8472, Page 310, Easement granted to the State of Tennessee of record in Book 7917, Page 422, Sanitary Sewers and/or Storm Drainage Easement of record in Book 6710, Page 495 and Book 7091, Page 428, and Book 854, Page 230, Stormwater Detention Agreement of record in Book 7336, Page 3, Deed to Metro for Water Main to serve Phase 2, The Woodlands, of record in Book 8541, Page 241 and Book 8541, Page 247, and this is a Lot with a single family dwelling within a Planned Unit Development and not a "Condominium Project" as stated in prior deed in Book 10439, Page 210, said Register's Office.

MAP/PARCEL: 172 03 0 B 033.00
PROPERTY ADDRESS: 664 Magnolia Lane, Nashville, TN 37211 as shown on the tax maps of the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 9th day of December, 2013.

David G. Mangum, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David G. Mangum**, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 9th day of December, 2013.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-16

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$120,971.00**.

Affiant

Subscribed and sworn before me, this 9th day of December, 2013.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-16

File #71284

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY