BILL GARRETT, Davidson County
Trans:T20140022970 DEEDTRS
Recvd: 04/04/14 14:02 4 pgs
Fees:23.00 Taxes:1850.00
20140404-0028327

6484 Clarksville Pike (122.8 acres), Joelton, TN

This Instrument Prepared By:

David M. Smythe
Smythe & Huff
Suite 333- Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Community Bank & Trust 575 South Main Street Ashland City, Tennessee 37015	Same	Map No. 0144.00-0 Parcel No. 100.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2014.

Notary Public

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 3 2015

WHEREAS, by Deed of Trust dated June 14, 2006, of record in Instrument No. 20060616-0072250, Register's office for Davidson County, Tennessee, Craighead Springs, LLC, conveyed to Robert L. Perry, Jr., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20140128-0007764, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in The Tennessean / Davidson A.M. Edition on February 7, 2014, February 14, 2014 and February 21, 2014; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 3rd day of March, 2014, at 10:00 o'clock a.m. at the south front door of the Davidson County Courthouse, James Robertson Parkway, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned announced a postponement of this foreclosure sale until April 3, 2014, at 10:00 a.m. and undersigned sent written notice of this announced sale postponement to the owner; and

WHEREAS, at the time and place as postponed on April 3, 2014, at 10:00 a.m., undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Community Bank & Trust, being the highest and best bidder, became the purchaser of said property at and for the sum of Five Hundred Thousand and no/100^{ths} Dollars ($500,000.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Community Bank & Trust, the following real estate:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING A PART OF THE SAME PROPERTY CONVEYED TO J. HOWARD JOHNSON JR., FROM GUY MCFARLAND AND THOMAS L. BUSH BY DEED OF RECORD IN BOOK 4801, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING PART OF TRACTS NOS. 10, 30, AND 32 ON THE MAP OF NANCE & GARRET'S LAND OF RECORD IN PLAN BOOK 2, PAGE 62, OF THE CHANCERY COURT OF NASHVILLE AND IN ACCORDANCE WITH A SURVEY BY PARRISH-REGAN, INC., LICENSED ENGINEERS, DATED APRIL 19, 1974, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF THE NEW STATE HIGHWAY NO. 112 (CLARKSVILLE PIKE). SAID POINT BEING NORTH 75 DEG. 24 MIN. 12 SEC. WEST 55 FEET FROM AN EXISTING STATE HIGHWAY MONUMENT AT HIGHWAY STATION 646 + 25 AND ALSO BEING NORTH 75 DEG. 24 MIN. 12 SEC. WEST 535 FEET, MORE OR LESS, FROM THE CENTER LINE OF OLD CLARKSVILLE PIKE, THENCE; WITH THE NORTHERLY MARGIN OF NEW STATE HIGHWAY NO. 112, NORTH 75 DEG. 24 MIN. 12 SEC. WEST A DISTANCE OF 1179.00 FEET TO A POINT AT HIGHWAY STATE 658 + 60, THENCE; WITH AN OFF SET IN THE NORTHERLY MARGIN OF HIGHWAY NO. 112, NORTH 14 DEG. 35 MIN. 48 SEC. EAST, A DISTANCE OF 10.0 FEET TO A POINT, THENCE; CONTINUING WITH THE NORTHERLY MARGIN OF HIGHWAY 112, NORTH 75 DEG. 24 MIN, 12 SEC. WEST, A DISTANCE OF 80.80 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF SYL. V. CHANCE PROPERTY, AS OF RECORD IN DEED BOOK 4637, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE; WITH A LINE BETWEEN THE HEREIN DESCRIBED PROPERTY AND THE PROPERTIES OF CHANCE, PARRISH & GILLESPIE, NORTH 00 DEG. 09 MIN. 32 SEC. EAST 2025.10 FEET TO AN IRON PIN BY OTHERS, THENCE; WITH THE NORTHERLY LINE OF JOE F. GILLESPIE PROPERTY AS OF RECORDS IN DEED BOOK 2806, PAGE 371, SAID REGISTER'S OFFICE, NORTH 83 DEG. 30 MIN. 14 SEC. WEST, A DISTANCE OF 656.90 FEET TO AN OLD CAR AXLE BY OTHERS, SAID POINT BEING THE NORTHWESTERLY CORNER OF GILLESPIE AND BEING IN THE EASTERLY LINE OF THE DALE PROPERTY, AS OF RECORD IN DEED BOOK 4626, PAGE 137, SAID REGISTER'S OFFICE, THENCE; WITH THE

EASTERLY LINE OF DALE & DOUGLAS PROPERTIES, NORTH 7 DEG. 48 MIN. 05 SEC. EAST, A DISTANCE OF 1571.40 FEET TO A POINT IN THE SOUTHERLY MARGIN OF INTERSTATE I-24; THENCE WITH THE SOUTHERLY MARGIN OF INTERSTATE I-24, SOUTH 60 DEG. 40 MIN. 30 SEC. EAST, A DISTANCE OF 1494.40 FEET TO A HUB SET BY THE TENNESSEE STATE HIGHWAY DEPARTMENT AT HIGHWAY STATION 76 + 77, THENCE; CONTINUING WITH THE SOUTHERLY MARGIN OF I-24, SOUTH 62 DEG. 11 MIN. 17 SEC. EAST, A DISTANCE OF 839.10 FEET TO A STAKE SET BY HIGHWAY DEPARTMENT, SAID STAKE BEING IN THE WESTERLY LINE OF LEARTON BINKLEY PROPERTY, AS OF RECORD IN DEED BOOK 3164, PAGE 313, SAID REGISTER'S OFFICE; AND ALSO BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY, THENCE; WITH THE WESTERLY LINE OF SAID BINKLEY PROPERTY, SOUTH 7 DEG. 50 MIN. 33 SEC. WEST, A DISTANCE OF 2883.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 122.80 ACRES, MORE OR LESS.

Being the same property conveyed to Craighead Springs, LLC, by deed from Freewill Baptist Bible College of record as Instrument No. 20060616-0072249, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances, if any, therein and thereunto belonging and appertaining, in fee simple, forever and free from all right of homestead, equity redemption, statutory right of redemption and all other rights and exemptions of every kind, including but not limited to, any statutory right to an elective share in the property in the Makers of said Deed of Trust and all persons claiming through and under said Makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Community Bank & Trust, its successors and assigns all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 3rd day of April, 2014.

David M. Smythe, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Shelley L. Orr, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 3rd day of April, 2014.

Shelley L. Orr
Notary Public

My Commission Expires: March 3, 2015

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY