BILL GARRETT, Davidson County
Trans:T20140027753 DEEDTRS
Recvd: 04/23/14 14:11 2 pgs
Fees:13.00 Taxes:129.50

20140423-0034243

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

Subscribed and sworn before me on this 18th day of April, 2014.

Notary Public

My Commission Expires: May 3, 2016

ANITA MCGAHA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 3, 2016

This Instrument Was Prepared By:

Dudley A. Cheadle
Attorney at Law
2404 Crestmoor Road
Nashville, TN 37215

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Mohawk, LLC 108 Nocturne Forest Ct Nashville, TN 37207	Mohawk, LLC 108 Nocturne Forest Ct Nashville, TN 37207	08004008300

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Melvin E. Shelton, Jr. by a Deed of Trust (the "Deed of Trust") recorded JANUARY 21, 2010, of record in the Register's Office of DAVIDSON County, Tennessee, Instrument Number 20100121-0005233; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Deed of Trust by instrument of record in Instrument Number 20140314-0021320, Register's Office for Davidson County; and

WHEREAS, default was made in the payment of the Deed of Trust; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson AM on March 14, 2014, March 21, 2014, and March 28, 2014, and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the outside door of the Register of Deeds office, 501 Broadway, Suite 501, Bridgestone Center, Nashville, Davidson, Tennessee 37203, on April 11, 2014, and Mowhak, LLC being the highest bidder thereof, became the purchaser of said property for the sum of Thirty-Five Thousand and 00/100 ($35,000.00) Dollars

NOW, THEREFORE, Dudley A. Cheadle, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Davidson County, Tennessee, a complete description of which can be found in Instrument Number 20100121-0005233 in the Register's Office for Davidson County, Tennessee.

Property address: 3109 Doak Avenue, Nashville, Tennessee 37218, Map & Parcel 08004008300.

This conveyance is made subject to the following:

1. Any and all liens against the property for unpaid property taxes.

2. Any and all other prior liens, claims, encumbrances, easements, and all other matters of record including but not limited to the priority of any fixture filing.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, dower and rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, Dudley A. Cheadle, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 21st day of April, 2014.

DUDLEY A. CHEADLE
Substitute TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dudley A. Cheadle, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 21st day of April, 2014.

Frances R. Wilson
Notary Public

FRANCES R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 9, 2018

My Commission Expires: 1-9-18