This Instrument Prepared By:
Kelly H. Bechard, Associate Counsel
Ascend Federal Credit Union
P. O. Box 1210
Tullahoma, TN 37388

Owner and Tax Responsibility
James C. Carter, Jr.
131 Riverwood Drive
Franklin, TN 37069

Map 128-10; Parcel 147

BILL GARRETT, Davidson County
Trans:T20140058321 DEEDTRS
Recvd: 08/08/14 14:21 2 pgs
Fees:13.00 Taxes:415.14
20140808-0071759

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated January 7, 2010, recorded as Instrument No. 20100112-0002701, Register's Office, Davidson County, Tennessee, Dennis N. Tibbs and wife, Betty L. Tibbs, conveyed to Caren C. Gabriel, Trustee, the hereinafter described real estate to secure a certain promissory note dated January 7, 2010, executed by Dennis N. Tibbs and wife, Betty L. Tibbs, in the amount of $106,000.00, evidenced by the promissory note being incorporated by reference in said deed of trust, and,

WHEREAS, default was made in the payment of said note and the owner and holder thereof having directed the undersigned Substitute Trustee (see Appointment of Substitute Trustee, recorded as Instrument No. 20140509-0039936, Register's Office, Davidson County, Tennessee) to sell said property, as provided by said deed of trust, I, Kelly H. Bechard, Substitute Trustee, did cause said real estate to be advertised for sale in accordance with the terms and provisions of said deed of trust, advertising that said property would be sold at 11:30 a.m., on July 9, 2014, with the property being sold at 11:30 a.m., on July 10, 2014, at the Register of Deeds Office, Northwest Entrance, 6th and Broadway, Nashville, Davidson County, Tennessee, to the highest, best and last bidder for cash in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights and exemptions of every kind, all said exemptions being expressly waived in said deed of trust, but subject to the lien of all taxes assessed against the subject property; and at said time and place stated in said Trustee's Notice of Foreclosure and pursuant to said deed of trust and notice, I, Kelly H. Bechard, Substitute Trustee, during legal hours, offered said property for sale at the Register of Deeds Office, Northwest Entrance, 6th and Broadway, Nashville, Davidson County, Tennessee, at public outcry; and after receiving competitive bids, sold said property to, James C. Carter, Jr., at the price of $112,200.00 paid by said James C. Carter, Jr., and by crediting said sum on the indebtedness secured by said deed of trust, I, Kelly H. Bechard, Substitute Trustee, have this day bargained and sold and by these presents do hereby sell, transfer and convey unto said James C. Carter, Jr., his heirs and assigns, that certain tract or parcel of land, together with the buildings and improvements thereon located, lying and situated in the county of Davidson, State of Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 144 on the plan of Stacy Square, Section 4, as of record in Book 4460, page 12, Register's Office for Davidson County, Tennessee, to which the plan reference is hereby made.

Being the same property conveyed to Dennis N. Tibbs and wife, Betty L. Tibbs by deed of record in Book 4580, page 141, Register's Office for Davidson County, Tennessee.

Property address: 222 Colt Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said James C. Carter, Jr., his heirs and assigns, in fee simple forever, and in bar of all rights of equity of redemption, but subject to any unpaid taxes assessed against the subject property.

AND I, Kelly H. Bechard, Substitute Trustee, do hereby transfer, convey and set over to said James C. Carter, Jr., all of the covenants and warranties contained in the aforesaid deed of trust, and do hereby warrant the title to said real estate, as fully as I am authorized to do so as Substitute Trustee, but no further or otherwise.

WITNESS MY HAND this 11th day of July, 2014.

Kelly H. Bechard, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, Kelly H. Bechard, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the forgoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal this 11th day of July, 2014.

HOLLY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: 8/3/16

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SWORN TO AND SUBSCRIBED before me, this ____ day of July, 2014.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 112,200.00
James C. Carter, Jr., **Affiant**
Subscribed and sworn before me this the
Day of AUG, **20**14.
, Deputy Register