173.64

BILL GARRETT, Davidson County
Trans:T20140059188 DEEDTRS
Recvd: 08/12/14 15:53 2 pgs
Fees:13.00 Taxes:160.64

20140812-0072839

SUBSTITUTE TRUSTEE'S DEED

State of Tennessee }
County of Davidson)

This instrument prepared by:

Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

The actual consideration of value, whichever is greater, for this transfer is **$43,415.90**

Affiant

Sworn to and subscribed before me this 15 day of July, 2014.

NOTARY PUBLIC

PAUL A. RUTHERFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission expires 3-3-15.

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Chris Ryans	Same	Map/par 08107037000
700 Craighead Street, #103		
Nashville, TN 37204		

WHEREAS, on the 1st day of November, 2013, **Monroe Simmons, Jr., Owner of Quality Clean Carpets and Home Remodeling** executed an Deed of Trust to **Chan McCullough, Trustee**, to secure a promissory note of even date to **Home Trust Partners**, in the amount of $41,900.00, as fully set out in said Deed of Trust of record in Instrument No. 20131107-0115639, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Chan McCullough is unable to act as Trustee under said Deed of Trust , and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Instrument No. 20140228-0017270, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Chris Ryans, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Installment Deed, and to sell the hereinafter described property; and

WHEREAS, I. Robert F. Spann, Substitute Trustee, did give notice of the time and place of sale by publication in the Tennessean, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on June 27, July 4, and July 11, 2014, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Robert F. Spann, Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on July 15, 2014, at 11:30 AM at the main front door of 1312 Sixth Avenue, North, Nashville, Davidson County, Tennessee; and

WHEREAS, at the sale, Chris Ryans was the highest and best bidder, the amount of his bid being in the sum of forty-three thousand four hundred fifteen and 90/100 dollars ($43,415.90.00); and

NOW THEREFORE, I Robert F. Spann, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of forty-three thousand four hundred fifteen and 90/100 dollars ($43,415.90), credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Chris Ryans, hereinafter known as the Grantee, his successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 71 on the Map of Cephas Woodard's Subdivision of Lots 5 and 6 in the Woodard's property, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 71 fronts 50 feet on the easterly side of 12th Avenue, North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Quality Clean Carpets and Home Remodeling by deed from Home Trust Partners, of record in Instrument No. 20130528-0053553, Register's Office for Davidson County, Tennessee.

This is improved property known as 1912 12th Avenue, North, Nashville, TN 37208

This conveyance is made subject to all restrictions of record, unpaid taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate title, and interest thereto belonging to the said Grantee, his successors and assigns, forever.

I, Robert F. Spann, Substitute Trustee, under the Deed of Trust of record in Instrument No. 20131107-0115639, Register's Office for Davidson County, Tennessee, do hereby transfer unto the said Grantee, their successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I, as Substitute Trustee, under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert F. Spann, Substitute Trustee, has hereunto set his hand, this the 15th day of July, 2014.

ROBERT F. SPANN, SUBSTITUTE TRUSTEE,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State Robert F. Spann, 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 as Trustee, for the purposes therein contained.

WITNESS my hand, at office, this 15 day of July, 2014

NOTARY PUBLIC

My Commission Expires: 3-3-15

PAUL A. RUTHERFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.