Name & Address of Owner for Tax Bills:
Driven Investments, LLC
7051 Highway 70S #315
Nashville, TN 37221

BILL GARRETT, Davidson County
Trans:T20140081466 DEEDTRS
Recvd: 10/29/14 10:07 3 pgs
Fees:18.00 Taxes:149.85
20141029-0099710

This Instrument Prepared by:
David G. Mangum
Attorney at Law
2303 Franklin Road
Nashville, TN 37204

MAP/PARCEL: 092 10 0 073.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated November 15, 2012, recorded in Instrument No. 20130304-0021471, Register's Office, Davidson County, Tennessee, **Dr. Mae Alice Ridley**, conveyed to Deborah Cole, as Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated September 16, 2014, and recorded in Instrument No. 20140919-0086262, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; 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, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute 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 October 3, October 10, and October 17, 2014 stating that on **Friday, October 24, 2014 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, Substitute 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, Substitute Trustee, offered said property for sale at public outcry

and sold said property to **Driven Investments, LLC,** its successors and assigns for **$40,500.00**, 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, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said **Driven Investments, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

BEING Lot 36, Charlotte Heights, Charlotte Subdivision, 521 N. 31st Avenue, Nashville, TN 37209, as of record in Book 1560, Page 351, Register's Office for Davidson County, TN.

DEED REFERENCE:
BEING the same property conveyed to May Alice Ridley by Quitclaim Deed from Alphonso Lawrence Gardner of record in Book 10593, Page 351, said Register's Office.

ALSO BEING the same property conveyed to George W. Gardner and wife, Emma Lee Gardner by deed from John E. Winkler and wife, J. Carmon Winkler of record in Book 1560, Page 351, said Register's Office. The said George W. Gardner is now deceased. The said Emma Lee Gardner having since died leaving May Alice Ridley and Alphonso Lawrence Gardner her only surviving heirs.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office, including but not limited to the proof of death of George W. Gardner and Emma Lee Gardner and proof that Alphonso Lawrence Gardner and May Alice Ridley were the only heirs at law of George W. Gardner and Emma Lee Garder, and subject to proof that May Alice Ridley and Dr. Mae Alice Ridley are one and the same person.

This description was taken from the deed of trust being foreclosed on of record in Instrument No. 20130304-0021471.

MAP/PARCEL: 092 10 0 073.00
PROPERTY ADDRESS: 521 31st Avenue North, Nashville, TN 37209 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 27th day of October, 2014.

David G. Mangum, Substitute Trustee

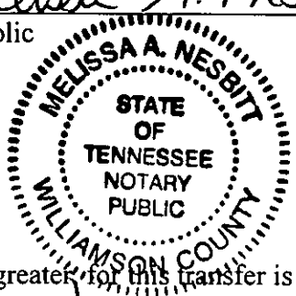
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute 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 27th day of October, 2014.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-16



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$40,500.00**.

Affiant

Subscribed and sworn before me, this 27th day of October, 2014.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-16

File #72626

