BILL GARRETT, Davidson County
Trans: T20140095999 DEEDTRS
Recvd: 12/23/14 12:44 2 pgs
Fees: 13.00 Taxes: 551.76
20141223-0117399

**THIS INSTRUMENT PREPARED BY:**
**DUANE W. DEVAULT**
**Attorney at Law**
**Post Office Box 387**
**Hendersonville, TN 37077-0387**
**(615) 822-7301 Office**
**(615) 826-0473 Facsimile**

**TAX PARCEL ID: 142-5-D-49.00 CO**

## SUBSTITUTE TRUSTEE'S DEED

**WHEREAS**, by Deed of Trust dated September 19th, 2011 and recorded in REGISTER'S INSTRUMENT NO. 20111011-0078875 in the Register's Office of Davidson County, Tennessee, Sherrill L. Burns conveyed to Mary Frances Rudy, Trustee, the hereinafter described real property for the purpose of securing the payment of the mortgage indebtedness and performance of the obligations therein mentioned and set forth; and,

**WHEREAS**, the holder of the debt secured appointed the undersigned, DUANE W. DEVAULT, Attorney at Law, as Substitute Trustee by instrument of record in REGISTER'S INSTRUMENT NO. 20140819-0075186 in the Register's Office of Davidson County, Tennessee; 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 real property under the terms and provisions of said Deed of Trust; and,

**WHEREAS**, in pursuance of said request by said beneficiary, the said real property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on Tuesday, December 16th, 2014 at the Door of the Register's Office, 501 Broadway, Suite 501, Bridgestone Center, Nashville, Davidson County, Tennessee; and,

**WHEREAS**, at the time and place mentioned in said advertisement the undersigned offered said real property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to TENNESCO, INC. at and for the sum of ONE HUNDRED AND FORTY-NINE THOUSAND, ONE HUNDRED AND TWENTY-FIVE DOLLARS ($149,125.00), that being the highest and best bid offered; and,

**WHEREAS**, the purchaser, being the holder of the mortgage indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the foreclosure sale, the balance being applied upon said mortgage indebtedness for which property was sold.

**NOW THEREFORE**, in consideration of the premises and the payment by TENNESCO, INC. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned DUANE W. DEVAULT as Substitute Trustee does hereby grant, bargain, sell and convey to the said TENNESCO, INC., its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, Davidson County, Tennessee, to-wit:

BEING UNIT L-401, TOGETHER WITH CARPORT L-401-C, RIVER PLANTATION CONDOMIUM APARTMENTS, PHASE ONE, SECTION FOUR AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4860, PAGES 17,18 AND 19, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 4892, PAGE 440, AMENDED IN BOOK 4956, PAGE 756 AND INSTRUMENT NOS. 20050128-0010626 AND 20050602-0062760, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO BOBBIE J. WINSTEAD, UNMARRIED BY WARRANTY DEED FROM MARTHA C. BRANDON, UNMARRIED, RECORDED ON THE 3RD DAY OF NOVEMBER, 1998 IN DEED BOOK 11185, PAGE 512 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SUBJECT REAL PROPERTY IS IMPROVED PROPERTY COMMONLY AND MUNICIPALLY KNOWN AS 975 TODD PREIS, NASHVILLE, TENNESSEE 37221.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

SHERILL L. BURNS, her heirs and representatives obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20111011-0078874 in the Register's Office of Davidson County, Tennessee.

Subject to any unpaid real estate taxes.

**TO HAVE AND TO HOLD** the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto TENNESCO, INC., its successors and assigns, in fee simple forever, to whom the said DUANE W. DEVAULT, Substitute Trustee warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

| | |
|---|---|
| Recording of Substitute Trustee | $ 12.00 |
| Publication Expense | $ 300.40 |
| Attorney's Fees and Substitute Trustee's Fees | $ 2,200.00 |
| Taxes, Insurance & Miscellaneous Expenses | $ 4,973.60 |
| Credit on Note | $ 141,639.00 |
| | $ 149,125.00 |

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the said DUANE W. DEVAULT, Substitute Trustee, on the 16th day of December, 2014 has hereunto set his hand and seal.

DUANE W. DEVAULT, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVDISON)

On the 16th day of December, 2014, before me, the undersigned, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared DUANE W. DEVAULT, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and official seal at office the day and year above written.

Notary Public

LINDA B. DEVAULT STATE TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/21/2015

**TAX**

**PROPERY ADDRESS**
975 TODD PREIS
NASHVILLE, TENNESSEE 37209.

**PROPERTY OWNER RESPONSIBLE FOR PAYMENT OF TAXES**
TENNESCO, INC.
POST OFFICE BOX 3039
CHATANOOGA, TN 37404

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUTAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $149,125.00

AFFIANT

LINDA B. DEVAULT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED TO AND SWORN TO BEFORE ME ON DECEMBER 16TH, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/21/2015