BILL GARRETT, Davidson County
Trans:T20150014441 DEEDTRS
Recvd: 02/27/15 11:15 3 pgs
Fees:18.00 Taxes:96.04
20150227-0017032

Name and address of new owner and send tax bills to:
George Brandt & James Roberts
603 Fatherland Street
Nashville, TN 37206

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

MAP-PARCEL NO.: 042 11 0 B 059.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated December 12, 2010, recorded in Instrument No. 20101013-0081991, and subject to modifications of record in Instrument Nos. 20120912-0082911 and 20130813-0085082, Register's Office, Davidson County, Tennessee, **Ralph Moore, an unmarried man**, conveyed to Deanie L. Gregory, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated December 2, 2014, and recorded in Instrument No. 20141208-0112263, 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 *The Davidson A.M.*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of January 23, January 30, and February 6, 2015, stating that on **Friday, February 13, 2015 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.

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 **George Brandt and James Roberts**, their heirs and assigns for **$25,958.00** 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 **George Brandt and James Roberts**, (hereinafter referred to as Grantees), their heirs and assigns, the following described property, to wit:

Being Apartment Unit No. 615, of Heritage Village Condominiums created under title 66, section 27-101 et seq. as amended, Tennessee code annotated and as established by a Master Deed of record in Book 4758, Page 179 and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by Instrument of record in Book 6484, Page 287; Book 9654, Page 906 and in Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth said Master Deed as supplemented and amended. Reference is hereby made to the Plat of Heritage Village Condominiums set forth as Exhibit "A" of said supplement and amendment to the Master Deed for a more complete identification and description of such unit.

DEED REFERENCE:
BEING the same property conveyed to Ralph Moore by deed from Betty R. Colthrap, an unmarried woman of record in 20101013-0081990, said Register's Office.

SUBJECT to all existing easements, setback lines and restrictions of record in the said Register's Office, including but not limited to Master Deed of record in Book 4758, Page 179, Amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989 and further supplemented and amended in Book 6484, Page 287, Book 9654, Page 906 and Instrument No. 20040804-0093767, said Register's Office. Further subject to ByLaws for Heritage Village Homeowner's Association of record in Book 9256, Page 848 and Instrument No. 20031229-0183195, said Register's Office.

MAP/PARCEL: 042 11 0 B 059.00
PROPERTY ADDRESS: 615 Colony Trace Drive, Madison, TN 37115, as shown on the tax maps of 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 Grantees, their heirs 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 Grantees 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 13th day of February, 2015.

David G. Mangum, Substitute Trustee

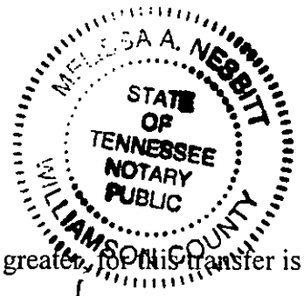
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 13th day of February, 2015.

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 **$25,958.00**.

Affiant

Subscribed and sworn before me, this 13th day of February, 2015.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10/23/16



File #73210