BILL GARRETT, Davidson County
Trans:T20150016410 DEEDTRS
Recvd: 03/06/15 12:42 2 pgs
Fees:13.00 Taxes:377.77
20150306-0019414

This instrument prepared by:

JASON MANGRUM
MACKIE WOLF ZIENTZ & MANN, P.C.
5217 MARYLAND WAY, SUITE 404
BRENTWOOD, TN 37027
(615) 238-3630
MWZM NO.: 14-004970-670

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Capital Journey, LLC
301 S Perimeter Park Dr
Suite 100
Nashville, TN 37211

Tax ID: 133 07 0 013.00
Property Address: 3311 COLBY DR, NASHVILLE, TN 37211

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on May 9, 2001, PRLAP, INC., was named Trustee in a Deed of Trust of even date executed by LORA MAE DEMUMBRAN, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $84,469.84, principal, said Deed of Trust being recorded as Instrument No. 20010524-0054447 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, Jason Mangrum was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20141110-0103758** in the real property records of Davidson County Register's Office, Tennessee; I, Jason Mangrum, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **11/27/2014, 12/04/2014, 12/11/2014** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on January 8, 2015 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, I, Jason Mangrum, individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **Capital Journey, LLC**, submitted the highest and best bid, in the amount of $102,100.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, I, JASON S. MANGRUM, J.P. SELLERS, LORI LIANE LONG, Substitute Trustee, do hereby sell, transfer and convey to **Capital Journey, LLC**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEGIN LOT NO.7 ON THE MAP OF FARMS HEIGHTS, SECTION 2, AS FOR RECORD IN BOOK 2083, PAGE 71. REGISTER'S OFFICE FOR SAID COUNTY,
SAID LOT NO.7 FRONTS 114.66 FEET ON THE WESTERLY SIDE OF COLBY DRIVE AND RUNS BACK BETWEEN LINES, 221.3 FEET ON THE NORTHERLY SIDE AND 267.9 FEET ON THE SOUTHERLY SIDE TO A LINE IN THE REAR ON WHICH IT MEASURES 189.8 FEET THEREON.
BEING THAT PARCEL OF LAND CONVEYED TO C.F.DEMUMBRAN AND WIFE LORA MAE DEMUMBRAN FROM BARLOW W. MAYNARD AND WIFE, JOHNETTA S. MAYNARD BY THAT DEED DATED 05/09/1959 AND RECORDED 06/16/1959 IN DEED BOOK K2910, AT PAGE 561 OF THE DAVIDSON COUNTY, TN PUBLIC REGISTRY, TAX MAP REFERENCE: 133-07-0-013-00

THIS IS IMPROVED PROPERTY KNOWN AS 3311 COLBY DR, NASHVILLE, TN 37211.

I, Jason Mangrum, Substitute Trustee, convey to **Capital Journey, LLC**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TN 37027, on this 3rd day of February, 2015.

Jason Mangrum, Substitute Trustee
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TN 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jason Mangrum, 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 for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this 3rd day of February, 2015.

DAWN M E MCMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public: Dawn M E McMahon
My Commission Expires: September 18, 2017

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater for this transfer is $102,100.00.

Affiant

Subscribed and sworn to before me, this on this ____ day of January, 2015.

Notary Public: _____
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 102,100
Affiant
Subscribed and sworn before me this the
6 Day of March, 2015
Deputy Register

3311 Colby Dr