Davidson County DEEDTRS
Recvd: 03/23/15 13:43 3 pgs
Fees:18.00 Taxes:264.85
20150323-0024776

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 26, 2009, recorded in Instrument number 20091103-0101208, in the Register's Office of Davidson County, Tennessee , Cornwallis Byas, III, conveyed to Frank Alvstad, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument No. 20140916-0084924 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 property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuit of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on February 27, 2015, at the Davidson County Courthouse in Nashville, Tennessee, at 11·00 A.M.; and

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said 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 **Mark King**, whose address is 2134 Kidd Road, Nolensville, TN 37135 at and for the sum of $71,580.91, that being the highest and best bid offered; and

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

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

> Land in Davidson County, Tennessee, being Lot No. 331 on the Plan of Sunrise Heights Addition, of record Plat Book 421, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Cornwallis Byas, III, by deed from Josephine Phelps, unmarried, and Roy Smith, unmarried, of record in Instrument No. 20091103-0101207.

This legal description is identical with that in the Deed of Trust recorded in Instrument No. 20091103-0101207 in the Register of Deeds Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20091103-0101208 in the Register's Office for Davidson County, Tennessee.

The last *deed* of record is a Warranty Deed, recorded in Instrument No. 20091103-0101207 in the Register of Deeds Office of Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

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 James Roberts, his heirs, successors and assigns, in fee simple forever, to whom the said Laylah Smith, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Laylah Smith., Substitute Trustee, has hereunto set her hand and seal on the date written below.

Laylah Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 21st day of March, 2015, before me, a Notary Public, in and for said State and County, personally appeared Laylah Smith, with whom I am personally acquainted, and who, upon oath acknowledged herself to be Substitute Trustee, the within named bargainor, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Substitute Trustee.

Notary Public

WITNESS my hand and Notarial Seal at Office the day and year above written.

My commission expires: June 23, 2018

TAMMY L. HASSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $71,580.91.

Affiant

Subscribed and sworn to before me, this the 23rd day of March, 2015.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/10/2018

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mark King
2134 Kidd Road, Nolensville, TN 37135

S & K #:06-3257
Map & Parcel-15100000700

THIS INSTRUMENT WAS PREPARED BY:
Harrison Law Group, P.C.
1105 16th Avenue South, Suite D
Nashville, TN 37212

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

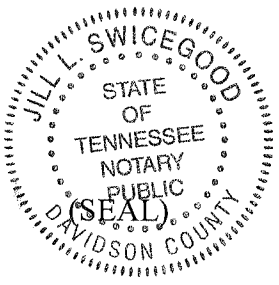
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 9/10/2018