Address New Owner(s) as follows:
ANTHONY L. BELL and STACI L. BELL
1751 Wrencrest Drive
Mount Juliet, TN 37122

Return To/Send Tax Bills to:
ANTHONY L. BELL and STACI L. BELL
1751 Wrencrest Drive
Mount Juliet, TN 37122

Map Parcel Number:
108 08 0 013.00

BILL GARRETT, Davidson County
Trans:T20150035384 DEEDTRS
Recvd: 05/07/15 11:49 3 pgs
Fees:18.00 Taxes:323.38
20150507-0041856

Prepared by:
Robert J. Solomon
Solomon | Baggett, LLC
40 Technology Parkway South, Suite 202
Norcross, Georgia 30092

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust has been heretofore executed by ROSE ANN HOWELL and CHARLES EDWARD HOWELL, to Lenders Title & Escrow, recorded March 20,2006 in Davidson County Register's Office, as Inst#20060320-0031763 and modified at Inst#20131216-0126542, conveying the hereinafter described real estate in trust to secure payment of a Note and said Note being described therein and payable to the order of CARRINGTON MORTGAGE SERVICES, LLC, through an Assignment recorded on February 2, 2015, as Inst#20150202-0009231; and

WHEREAS, by instrument executed by CARRINGTON MORTGAGE SERVICES, LLC, dated January 21, 2015, and recorded on February 2, 2015, and filed for record as Inst#20150202-0009232 in said Register's Office, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, was appointed as Successor Trustee, with all rights, powers and privileges of the original Trustee named in said Deed of Trust; and

WHEREAS, default was made in payment of installments maturing on said Note and in performance of covenants contained in the Deed of Trust, by reason of which the entire balance owing thereon was declared due and payable, default being made in payment thereof and such default continued until time of sale; and

WHEREAS, by virtue of the power and authority vested in him as such Successor Trustee, under the Deed of Trust aforesaid, at the request of the owner of said Note and for the purpose of effecting payment and satisfaction thereof, principal and interest, attorney's fees and costs of sale, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, Successor Trustee, pursuant to the advertisement published in The Tennessean, a

newspaper published and of general circulation in Davidson County, Tennessee, in its issues on 3/20/15; 3/27/15; and 4/3/15 and offered for sale at public outcry to the highest and best bidder for cash at the front door of the Davidson County Courthouse in Nashville, Tennessee, in bar of all equities of redemption, statutory right of redemption, homestead, dower, and all other rights or exemptions of every kind, and sold on April 16, 2015, at 10:00 AM at public outcry, the hereinafter described real estate; at which sale ANTHONY L. BELL and STACI L. BELL, husband and wife, being the highest and best bidder at and for the sum of $87,400.00 Dollars, became the purchaser thereof.

NOW, THEREFORE, ROBERT J. SOLOMON, SUCCESSOR TRUSTEE, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, exercising the power and authority vested in him and in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, does hereby sell, transfer and convey unto ANTHONY L. BELL and STACI L. BELL, husband and wife, the following described real estate located in the County of Davidson, Tennessee:

> Being Lot No. 172 on the plan of Larchwood, Section 2, as of record in Plat Book 5200, Pages 57-59, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Charles Edward Howell, and Rose Ann Howell, husband and wife, by deed from Douglas E. Ostendorf and Deborah J. Ostendorf, husband and wife, and filed for record on June 2, 1992, in Book 8640, Page 467, Register's Office for Davidson County, Tennessee.
>
> Property known as: 3120 Lumberjack Road, Nashville, TN 37214.
>
> If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

TO HAVE AND TO HOLD the same described real estate unto ANTHONY L. BELL and STACI L. BELL, husband and wife, forever in fee simple.

Said Deed of Trust, recites title as unencumbered, but sale was advertised and made as Trustee only, without covenants of seisin or warranties of title, SUBJECT to any unpaid taxes and assessments owing on said property and subject to such prior encumbrances, easements, leases, objections, conditions, restrictions, out-conveyances, Ad Valorem taxes (current and delinquent) and priority tax liens (if any) as may appear of record this conveyance is made accordingly.

WITNESS my hand on April 16, 2015.

ROBERT J. SOLOMON
Successor Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On April 16, 2015, before me personally appeared ROBERT J. SOLOMON, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of himself as successor trustee, acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires: _____

JESSICA WRAY
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES JANUARY 18, 2017

STATE OF Tennessee
COUNTY OF Wilson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $87,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale, including the balance of any liens which are conveyed with the property.

Affiant

Subscribed and sworn to before me on this 7th of May, 2015.

Notary Public
My Commission Expires: 5/21, 2018

LISA C. LANGFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY