Name & Address of Owner for Tax Bills:
Patricia Armstrong
c/o Investors Service Company
1108 Battlewood Street
Franklin, TN 37069

BILL GARRETT, Davidson County
Trans:T20150035751 DEEDTRS
Recvd: 05/08/15 12:07 3 pgs
Fees:18.00 Taxes:98.49
20150508-0042351

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

MAP/PARCEL: **017-00 0 270.00**

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 20, 2007, recorded in Instrument No. 20070626-0075962, Register's Office, **Davidson** County, Tennessee, **Randall Richard Scoggins, unmarried**, conveyed to F.B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument recorded in Instrument No. 20080613-0061027, said Register's Office, 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 Davidson AM*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of April 17, April 24, and May 1, 2015 stating that on **Friday, May 8, 2015 at 12:00 Noon** in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena in 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, if applicable.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, or my designated agent, offered said property for sale at public outcry and sold said property to **Patricia Armstrong**, her heirs and assigns, for **$26,618.15**, 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 **Patricia Armstrong,** (hereinafter referred to as Grantee), her heirs and assigns, the following described tract or parcel of land situated and lying in **Davidson** County, Tennessee, and more particularly described as follows:

BEING in the 10th Civil District of Davidson County, Tennessee, and beginning at a point on the northerly side of Lickton Pike at an iron pin thence north 50 degrees 37' West 370 feet to an iron pin, thence north 6 degrees 9' East 369 feet to a rock; thence north 62 degrees 46' East 260 feet to a point; thence south 21 degrees 19' East 677.31 to an iron pin located on the northerly side of Lickton Pike; thence with the northerly margin of Lickton Pike South 82 degrees 0' West 50 feet to a point; thence south 70 degrees 0' West 100 feet to a point; thence south 61 degrees 0' West 100 feet to an iron pin and the point of beginning, and containing 5.12 acres, more or less.

DEED REFERENCE:
BEING the same property conveyed to Randall Richard Scoggins by quitclaim deed from Robin Lee Scoggins of record in Book 9187, page 222, said Register's Office.

ALSO BEING the same property conveyed to Randall Richard Scoggins and wife, Robin Lee Hensley Scoggins by deed from Helen E. Lee, a widow of record in Book 5788, Page 880, said Register's Office.

SUBJECT to all existing easements, setback lines and restrictions of record in the said Register's Office and subject to Final Decree of Divorce of record in Instrument No. 20060123-0008084, said Register's Office.

MAP/PARCEL: 017-00-0 270.00
PROPERTY ADDRESS: 5878 Lickton Pike, Goodlettsville, TN 37072 as shown on the tax maps of the 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 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 Grantee, her 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 Grantee 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 8th day of May, 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 8th day of May, 2015.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-2016

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$26,618.15**.

Affiant

Subscribed and sworn before me, this 8th day of May, 2015.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-2016

DGM File #64971

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY