Name and address of new owner:
**Vanderbilt Mortgage and Finance, Inc.**
**P.O. Box 9800**
**Maryville, TN 37802**

BILL GARRETT, Davidson County
Trans:T20150047242 DEEDTRS
Recvd: 06/15/15 12:06 3 pgs
Fees:18.00 Taxes:194.81
20150615-0056514

Send Tax Bills:
**Vanderbilt Mortgage and Finance, Inc.**
**P.O. Box 9800**
**Maryville, TN 37802**

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

**MAP/GROUP/PARCEL: 165 05 0 A 052.00**

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 25, 2006, of record in Instrument No. 20060127-0010927, Register's Office, Davidson County, Tennessee, **Jacob J. Bornick and Erin C. Bornick, married,** conveyed to Anthony R. Steele, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument recorded in Instrument No. 20150519-0046001, 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 25 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 May 22, May 29, and June 5, 2015 stating that on **Monday, June 15, 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 **Vanderbilt Mortgage and Finance, Inc.**, its successors and assigns for **$52,650.00**, 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 **Vanderbilt Mortgage and Finance, Inc.**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

LAND in Davidson County, Tennessee, being all of Lot No. 52, Subdivision Plat, Section I, Phase I, South Shore of record as Instrument No. 20020624-0075604, Register's Office for Davidson County, Tennessee, which reference is hereby made for a more complete and accurate description of said lot.

DEED REFERENCE:
BEING the same property conveyed to Jacob J. Bornick by deed from CMH Parks, Inc. dated January 25, 2006 of record in 20060127-0010926, said Register's Office.

INCLUDED with this conveyance is a 2003 Clayton SPE mobile home, 56 x 28, VIN#CLR020714TNAB, which is affixed to this real property and permanently made a part hereof.

SUBJECT to all existing easements, setback lines and restrictions of record in the said Register's Office including but not limited to Restrictive Covenants of record in 20051103-0133346, all matters on the plan of record in 20020624-0075604; all matters on the PUD Boundary Plat of record in 20010417-0037237; HOA Charter of record in 20050811-0095166; Flowage Easement of record in Book 3917, Page 967; Easement to Tennessee Telephone Co. d/b/a TDS Telecom of record in 20020913-0111662 and 20100929-0077581; Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains, Force Mains and Appurtenances of record in 20031210-0177420, and Storm Water Detention Agreement of record in 20060203-0013756, said Register's Office.

MAP/PARCEL: 165 05 0A 052.00
PROPERTY ADDRESS: 417 Shoreline Circle, Antioch, TN 37013, 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 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, its successors 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 15th day of June, 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 15th day of June, 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 **$52,650.00.**

Affiant

Subscribed and sworn before me, this 15th day of June, 2015.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-2016

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DGM File #73505