B of 29

BILL GARRETT, Davidson County
Trans:T20150050689 DEEDTRS
Recvd: 06/24/15 15:06 3 pgs
Fees:18.00 Taxes:373.70
20150624-0060745

Name and address of new owner and send tax bills to:
**Shams Properties, LLC**
**5932 Mt. View Road**
**Antioch, TN 37013**

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

**MAP-PARCEL NO.: 042 04 0 055.00**

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 3, 2011, recorded in Instrument No. 20110809-0061200, Register's Office, Davidson County, Tennessee, **Stephen R. Keen, Jr., a single person**, conveyed to Roy Nelson Pugh, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 10, 2015, and recorded in Instrument No. 20150320-0024190, Register's Office, Davidson County, Tennessee, 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 *The Davidson A.M.*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of March 27, April 3, and April 10, 2015, stating that on **Friday, April 17, 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 **Shams Properties, LLC**, its successors and assigns for **$101,000.00**, 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 **Shams Properties, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Subdivision Plat of the Madison Southern Methodist Church property of record in Plat Book 9700, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

DEED REFERENCE:
BEING the same property conveyed to Stephen R. Keen, Jr. by Quitclaim Deed from Saundra Forrest of record in 20110520-0038824, said Register's Office.

Stephen R. Keen, Jr. and Steven R. Keen, Jr. is one and the same person.

SUBJECT to all existing easements, setback lines and restrictions of record in the said Register's Office, including but not limited to, All Matters on the Plan of record in Book 9700, Page 59, said Register's Office.

MAP/PARCEL: 042 04 0 055.00
PROPERTY ADDRESS: 125 E. Campbell Road, Madison, TN 37115, 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 other 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 20th day of April, 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 20th day of April, 2015.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10/23/16




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$101,000.00**

Affiant

Subscribed and sworn before me, this 20th day of April, 2015.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10/23/16




File #73413