BILL GARRETT, Davidson County
Trans:T20150059664 DEEDTRS
Recvd: 07/22/15 09:20 3 pgs
Fees:18.00 Taxes:254.82
20150722-0071657

Name and address of new owner
and send tax bills to:
Mike Maitland
1943 Kimbark Drive
Nashville, TN 37215

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

MAP-PARCEL NO.: 134 09 0 B 016.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated November 16, 2004, recorded in Instrument No. 20041117-0137953, and subject to assignments of record in Instrument Nos. 20110126-0007041 and 20110401-0024961 Register's Office, Davidson County, Tennessee, **Stephen E. Copeland and wife, Monica S. Copeland**, conveyed to B. Anthony Saunders, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated April 24, 2015, and recorded in Instrument No. 20131003-0103841, 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 June 26, July 3, and July 10, 2015, stating that on **Friday, July 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 **Mike Maitland**, his heirs and assigns for **$68,870.00**, 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 **Mike Maitland**, (hereinafter referred to as Grantee), his heirs and assigns, the following described property, to wit:

LAND in Davidson County, Tennessee, being known as Lot No. 14 as shown on the map entitled Providence Park, Phase 1, Section 2, of record as Instrument No. 20040120-0007535, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

DEED REFERENCE:
BEING the same property conveyed to Stephen E. Copeland and wife, Monica S. Copeland by deed from Nashville Area Habitat for Humanity, Inc. of record in 20041117-0137952, said Register's Office.

SUBJECT to all existing easements, setback lines and restrictions of record in the said Register's Office including but not limited to Restrictive Covenants, Conditions, Liens, Easements and Restrictions contained in instrument of record in 20031007-0148249, as amended in 20031020-0154723, 20040324-0033177, and 20040930-0117792; All matters on the Plan of record in 20040120-0007535; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8347, Page 35; Stormwater Detention Agreement of record in Book 7262, Page 388, Book 8337, Page 556, and Instrument No. 20030409-0047549, said Register's Office.

MAP/PARCEL: 134 09 0 B 016.00
PROPERTY ADDRESS: 4116 Partner Way, Nashville, TN 37211, 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, his 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 20th day of July, 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 July, 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 **$68,870.00**.

~~Affiant~~

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

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10/23/16



File #71848