BILL GARRETT, Davidson County
Trans:T20150085607 DEEDTRS
Recvd: 10/07/15 14:00 2 pgs
Fees:13.00 Taxes:268.25
20151007-0102393

This instrument prepared by:

JASON S. MANGRUM
MACKIE WOLF ZIENTZ & MANN, P.C.
5217 MARYLAND WAY, SUITE 404
BRENTWOOD, TN 37027
(615) 238-3630
MWZM NO.: 15-002432-670

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
R & R Renovations, Inc.
1905 Myleen Place
Old Hickory, TN 37138

Tax ID: 52-2/69.00
Property Address: 713 CARMEL AVENUE, MADISON, TN 37115

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on January 12, 2004, MICHAEL T. BATES was named Trustee in a Deed of Trust of even date executed by PATRICIA L. LONG, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $98,900.00, principal, said Deed of Trust being recorded as Instrument No. 20040114-0005750 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, Jason S. Mangrum was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20150807-0079021** in the real property records of Davidson County Register's Office, Tennessee; I, Jason S. Mangrum, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **08/27/2015, 09/03/2015, 09/10/2015** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on September 24, 2015 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, I, Jason S. Mangrum, individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **R & R Renovations, Inc.**, submitted the highest and best bid, in the amount of $72,500.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, I, JASON S. MANGRUM, J.P. SELLERS, LORI LIANE LONG, JOHN R. ROAN, Substitute Trustee, do hereby sell, transfer and convey to **R & R Renovations, Inc.**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 30, AND THE WESTERLY 25 FEET OF LOT NO. 29, BLOCK D ON THE REVISED MAP OF RAINBOW TERRACE SUBDIVISION, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 1130, PAGE 85, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

SAID LOT NO. 30 AND THE WESTERLY 25 FEET OF LOT 29 ADJOIN AND FRONT TOGETHER 75 FEET ON THE NORTH SIDE OF CARMEL AVENUE AND RUN BACK BETWEEN PARALLEL LINES 145 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA L. LONG BY DEED OF RECORD AS INSTRUMENT NO. 20040114-0005749 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 713 CARMEL AVENUE, MADISON, TN 37115.

I, Jason S. Mangrum, Substitute Trustee, convey to **R & R Renovations, Inc.**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above

referred to and not as an individual.

Witness my hand and official seal at
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027, on this 6th day of October, 2015.

Jason S. Mangrum, Substitute Trustee
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jason S. Mangrum, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this 6th day of October, 2015.

DAWN M E MCMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public: Dawn M. E McMahon
My Commission Expires: September 18, 2017

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater for this transfer is $72,500.00.

_____
Affiant

Subscribed and sworn to before me, this on this ____ day of _____, 2015.

Notary Public: _____
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 72,500
_____, Affiant
Subscribed and sworn before me this the
7 Day of Oct., 2015
Abby Cuttl, Deputy Register