Davidson County DEEDTRS
Recvd: 10/09/15 16:36 3 pgs
Fees:18.00 Taxes:466.20
20151009-0103413

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.: 15-000159-952

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Broadway Investment Group
5516 Maplesong Drive
Nashville, TN 37211

Tax ID: 082 04 0 398.00
Property Address: 903 McFerrin Avenue, Nashville, TN 37206-3529

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on November 21, 2008, LANDAMERICA FINANCIAL GROUP was named Trustee in a Deed of Trust of even date executed by FANNIE E GRAY, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $165,000.00, principal, said Deed of Trust being recorded as Instrument No. 20090102-0000207 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. 20150910-0092175** 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: **09/10/2015, 09/17/2015, 09/24/2015** 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 October 1, 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 **Broadway Investment Group**, submitted the highest and best bid, in the amount of $126,000.00, 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 **Broadway Investment Group**, 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:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Being Lot No. 2 on the map or A.W. Hooker's Addition to East Nashville, as of Record in Book 57, Page 131, Register's Office for said County,
Said Lot No. 2 Fronts 50 feet on the Easterly side of McFerrin Avenue, and runs back between parallel lines, 150 feet to an alley.**

BEING THE SAME PROPERTY CONVEYED TO BUFORD GRAY AND WIFE FANNIE E. GRAY BY DEED OF RECORD IN BOOK 3343 AT PAGE 314 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 903 McFerrin Avenue, Nashville, TN 37206-3529.

I, Jason S. Mangrum, Substitute Trustee, convey to **Broadway Investment Group**, 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 5th 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 5th 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 Williamson

The actual consideration or value, whichever is greater for this transfer is $126,000.00.

Affiant

Subscribed and sworn to before me, this on this 5th day of October, 2015.

DAWN M E MCMAHON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

