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.: 15-002866-670

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Noble Properties, Inc.
718 Thompson Lane, Suite 108
Nashville, TN 37204

Davidson County DEEDTRS
Recvd: 10/16/15 14:05 3 pgs
Fees:18.00 Taxes:1091.50
20151016-0105560

Tax ID: 083 03 0 088.00
Property Address: 2104 Pontotoc Avenue, Nashville, TN 37206

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on April 21, 2006, M. TODD JACKSON was named Trustee in a Deed of Trust of even date executed by LAWRENCE M MERIN AND REBECCA R MERIN, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $240,000.00, principal, said Deed of Trust being recorded as Instrument No. 20060502-0050752 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. 20150817-0082644** 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 **Noble Properties, Inc.**, submitted the highest and best bid, in the amount of $253,480.77, 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 **Noble Properties, 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 LOT 22, PONTOTOC SUBDIVISION, A PART OF THE EARLY TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 113, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.
BEING THE SAME PROPERTY CONVEYED TO LAWRENCE M. MERIN AND WIFE, REBECCA R. MERIN BY WARRANTY DEED FROM MAURINE M. HALL, UNMARRIED, RECORDED ON THE 2ND DAY OF OCTOBER, 2000 IN INSTRUMENT NO. 20001002-0097161, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THIS IS IMPROVED PROPERTY KNOWN AS 2104 Pontotoc Avenue, Nashville, TN 37206.

I, Jason S. Mangrum, Substitute Trustee, convey to **Noble Properties, 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.

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

DAWN M E MCMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 295,000.00

Affiant

Subscribed and sworn to before me, this on this 14 day of October, 2015.

Notary Public: James C. Smith
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

