This instrument prepared by:

JASON MANGRUM
MACKIE WOLF ZIENTZ & MANN, P.C.
5217 MARYLAND WAY, SUITE 404
BRENTWOOD, TN 37027
(615) 238-3630
MWZM NO.: 15-003056-670

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Mark Neel
640 Watson Branch Drive
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20150106228 DEEDTRS
Recvd: 12/16/15 11:32 2 pgs
Fees:13.00 Taxes:1121.10
20151216-0126495

Tax ID: 172130A05700CO
Property Address: 320 SWYNFORD CT LOT 7, BRENTWOOD, TN 37027

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on December 6, 2006, ARNOLD M. WEISS was named Trustee in a Deed of Trust of even date executed by EVELYN A HEPLER, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $225,500.00, principal, said Deed of Trust being recorded as Instrument No. 20070108-0002727 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 Mangrum was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20150821-0084814** in the real property records of Davidson County Register's Office, Tennessee; I, Jason 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: **10/01/2015, 10/08/2015, 10/15/2015** 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 November 5, 2015 on or about 1:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, I, Jason 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 **Mark Neel, 640 Watson Branch Drive, Franklin, TN 37064**, submitted the highest and best bid, in the amount of $303,000.00, 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 **Mark Neel, 640 Watson Branch Drive, Franklin, TN 37064**, 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:

ALL THAT PARCEL OF LAND IN COUNTY OF DAVIDSON, STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DOCUMENT 20060324-0033646 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING LOT NO. 7 REVISION TO LOT 3 AND OPEN SPACE, SECTION ONE AND LOTS 4 THROUGH 10, SECTION TWO OF WILLIAMS GROVE OF RECORD IN PLAT BOOK 11700, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO EVELYN A. HEPLER BY DEED FROM JEFFREY W. HEPLER RECORDED 03/24/2006 IN INSTRUMENT 20060324-0033646, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 320 SWYNFORD CT LOT 7, BRENTWOOD, TN 37027.

I, Jason Mangrum, Substitute Trustee, convey to **Mark Neel, 640 Watson Branch Drive, Franklin, TN 37064**, 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 13 day of November, 2015.

Jason 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 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 13th day of NOVEMBER, 2015.

DAWN M E MCMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public: Dawn M E McMahon

My Commission Expires: SEPT 18, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $303,000.00.

Affiant

Subscribed and sworn to before me, this on this 16th day of December, 2015.

~~Notary Public~~: L. Chandler Dep Reg

~~My Commission Expires~~: _____