BILL GARRETT, Davidson County
Trans:T20160007587 DEEDTRS
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Fees:13.00 Taxes:513.07
20160128-0008415

THIS INSTRUMENT PREPARED BY:
DUANE W. DEVAULT
Attorney at Law
Post Office Box 387
Hendersonville, TN 37077-0387
(615) 822-7301 Office
(615) 826-0473 Facsimile

TAX PARCEL ID: 065-13-0-097.0

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 24th, 2010 and recorded in REGISTER'S INSTRUMENT NO. 20100524-0039885 in the Register's Office of Davidson County, Tennessee, David Smith and Heather Smith conveyed to Scott Harless, Trustee, the hereinafter described real property for the purpose of securing the payment of the mortgage indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured, LES BESHEARS, LLC, appointed the undersigned, DUANE W. DEVAULT, Attorney at Law, as Substitute Trustee by instrument of record in REGISTER'S INSTRUMENT NO. 20131004-0104357in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said real property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said real property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on Tuesday, December 29th, 2015 at the Door of the Register's Office, 501 Broadway, Suite 501, Bridgestone Center, Nashville, Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said real property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to LES BESHEARS, LLC at and for the sum of ONE HUNDRED AND THIRTY-EIGHT THOUSAND, SIX HUNDRED AND EIGHTY-EIGHT DOLLARS and THIRTEEN CENTS ($138,688.13), that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the mortgage indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the foreclosure sale, the balance being applied upon said mortgage indebtedness for which property was sold.

NOW THEREFORE, in consideration of the premises and the payment by LES BESHEARS, LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned DUANE W. DEVAULT as Substitute Trustee does hereby grant, bargain, sell and convey to the said LES BESHEARS, LLC, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, Davidson County, Tennessee, to-wit:

LAND SITUATED IN THE CITY OF OLD HICKORY, IN DAVIDSON COUNTY, BEING LOT 472 ON THE PLAN OF SHERWOOD FOREST, SECTION FIVE OF RECORD IN BOOK 4660, PAGE 190, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNEESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID SMITH AND HEATHER SMITH BY DEED FROM LES BESHEARS, LLC, DATED MAY 24TH, 2010, AND OF RECORD IN INSTRUMENT NUMBER 20100524-0039884.

THE SUBJECT REAL PROPERTY IS IMPROVED REAL PROPERTY COMMONLY AND MUNICIPALLY KNOWN AS 4916 KILIMANJARO DRIVE, OLD HICKORY, TENNESSEE 37138.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

DAVID SMITH and HEATHER SMITH, their heirs and representatives obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20100524-0039884 in the Register's Office of Davidson County, Tennessee.

SUBJECT TO ANY AND ALL UNPAID REAL ESTATE TAXES.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto LES BESHEARS, LLC, its successors and assigns, in fee simple forever, to whom the said DUANE W. DEVAULT, Substitute Trustee warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording of Substitute Trustee	$ 12.00
Publication Expense	$ 425.35
Attorney's Fees and Substitute Trustee's Fees	$ 1,500.00
Taxes, Insurance & Miscellaneous Expenses	$
Credit on Note	$ 136,730.78
	$ 138,668.13

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said DUANE W. DEVAULT, Substitute Trustee, on the 29th day of December, 2015 has hereunto set his hand and seal.

DUANE W. DEVAULT, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVDISON)

On the 29th day of December, 2015, before me, the undersigned, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared DUANE W. DEVAULT, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and official seal at office the day and year above written.

Linda B. DeVault
Notary Public

My Commission Expires: 11/18/2019

TAX

PROPERY ADDRESS
4916 KILIMANJARO DRIVE.
OLD HICKORY, TENNESSEE 37138.

PROPERTY OWNER RESPONSIBLE FOR PAYMENT OF TAXES
LES BESHEARS, LLC
c/o ALLYN MORROW
428 WILL FAW ROAD
MILLORS CREEK, NC 28651

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUTAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $138,668.13.

AFFIANT

SUBSCRIBED TO AND SWORN TO BEFORE ME ON DECEMBER 29TH, 2015.

Linda B. DeVault
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/18/2019