Name & Address of Owner for Tax Bills:
G. David Dodd
1135 Holiday Drive
Crossville, TN 38555

BILL GARRETT, Davidson County
Trans:T20160018429 DEEDTRS
Recvd: 03/07/16 11:35 3 pgs
Fees:18.00 Taxes:273.76
20160307-0021451

Prepared by:
David G. Mangum, Attorney
2303 Franklin Road
Nashville, TN 37204

MAP/PARCEL: 051 10 0 B 045.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 3, 2014, recorded by Instrument No. 20140708-0060098, Register's Office, Davidson County, Tennessee, **Joshua D. Perry and Roman L. Ruiz, husband and wife**, conveyed to Smith, Sholar, Milliken, PLLC, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated December 3, 2015 recorded in Instrument No. 20151207-0122989, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 22 days' notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM of The Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of February 12, February 19, and February 26, 2016, stating that on **Friday, March 4, 2016 at 12:00 Noon.**, outside the entrance to the Register of Deeds Office for Davidson County located inside the Bridgestone Arena, 501 Broadway, Nashville, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **G. David Dodd**, his heirs and assigns, for **$73,990.41**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **G. David Dodd,** (hereinafter referred to as Grantee), his heirs and assigns, the following described tract or parcel of land situated and lying in **Davidson** County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 204, on the plan of Ellington Place Condominiums, according to the Master Deed of record in Book 6270, Page 332, Book 6984, Page 84, Book 6618, Page 599, and Instrument No. 20090603-0051203, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 6250, Page 829, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

DEED REFERENCE:
BEING the same property conveyed to Joshua D. Perry and Romana L. Ruiz, husband and wife, by Warranty Deed from G. David Dodd, dated July 3, 2014, of record in Instrument No. 20140708-0060097, said Register's Office.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office, including but not limited to Master Deed of record in Book 6984, Page 84, Book 6818, Page 599, and Instrument No. 20090603-0051203; HOA Charter in Book 7000, Page E140, amended by Book 7291, Page 203, Book 7780, Page 215, and Book 8270, Page 507, and All Matters on the Plan of record in Book 6250, Page 829, said Register's Office.

This description was taken from the deed of trust being foreclosed on of record in Instrument No. 20140708-0060098, said Register's Office.

MAP-PARCEL: 051-10-0 B 045.00.
PROPERTY ADDRESS: 204 Ellington Place, Madison, TN 37115 as shown on the tax maps of the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 4th day of March, 2016.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David G. Mangum**, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 4th day of March, 2016.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-16

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$73,990.41**.

Affiant

Subscribed and sworn before me, this 4th day of March, 2016.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 11-21-12

DGM File #73775

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY