Name & Address of Owner for Tax Bills:
Grassland Financial Services, LLC
1108 Battlewood Street
Franklin, TN 37069

BILL GARRETT, Davidson County
Trans:T20160029960 DEEDTRS
Recvd: 04/13/16 11:12 3 pgs
Fees:18.00 Taxes:174.22
20160413-0035348

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

MAP/PARCEL: 093-16-0 381.00

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 30, 20015, recorded in Instrument No. 20150430-0038987, Register's Office, **Davidson** County, Tennessee, **Jerry L. Kendrick, unmarried**, conveyed to David G. Mangum, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; 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, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, **David G. Mangum, 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 March 18, March 25, and April 1, 2016 stating that on **Friday, April 8, 2016 at 12:00 Noon** in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, Downtown 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 **SUBJECT** to a prior mortgage of record in Instrument No. 20040102-0000349, said Register's Office; and

WHEREAS, I David G. Mangum, 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, if applicable.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, **David G. Mangum, Trustee**, offered said property for sale at public outcry and sold said property to **Grassland Financial Services, LLC**, its successors and assigns, for **$47,087.70**, 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, Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Grassland Financial Services, LLC,** (hereinafter referred to as Grantee), its successors and assigns, the following described tract or parcel of land situated and lying in Davidson County, Tennessee, and more particularly described as follows:

Property located in Davidson County, Tennessee, being Lot No. 13 in Block "G" of the Hermitage Addition, a plan of which is of record in Book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 95.3 feet on the east side of Decatur Avenue and runs back 153.3 feet on the northern margin of Meredith Avenue to a point, being a triangular lot.

DEED REFERENCE:
Being the same property conveyed to Jerry L. Kendrick, by Davidson County Tennessee Chancery Court on behalf of Metropolitan Government for the Benefit of the State of Tennessee, by a Tax Sale, dated January 18, 2012, recorded April 9, 2012 of record in Instrument No. 20120409-0030102, said Register's Office.

This property is sold **SUBJECT to** a first mortgage in favor or AmSouth Bank in the original principal amount of $40,000.00, of record in Instrument No. 20040102-0000349 and assigned to E-Trade Bank in Instrument No. 20050531-0060505, said Register's Office, as well as **SUBJECT** to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office, including but not limited to All Matters on the Plan contained in instrument of record in Plat Book 57, page 42 said Register's Office.

This description was taken from the deed of trust being foreclosed of record in Instrument No. 20150430-0038987, said Register's Office.

MAP/GROUP/PARCEL: 093-16-0 381.00
PROPERTY ADDRESS: 1 Decatur Street, Nashville, TN 37210 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 8th day of April, 2016.

David G. Mangum, 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**, 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 8th day of April, 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 **$47,087.70.**

Affiant

Subscribed and sworn before me, this 8th day of April, 2016.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-16

File #73675

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY