BILL GARRETT, Davidson County
Trans:T20160032384 DEEDTRS
Recvd: 04/20/16 10:29 3 pgs
Fees:18.00 Taxes:1957.30
20160420-0038220

THIS INSTRUMENT PREPARED BY AND RETURN TO:
M.TODD JACKSON, ATTORNEY, TN BPR 23455
JACKSON & ASSOCIATES, PC
3326 ASPEN GROVE DRIVE, SUITE 400
FRANKLIN, TN 37067

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Harvest Homes, LLC conveyed to Gregory S. Perrone as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated March 28, 2008, and recorded on April 3, 2008 in Instrument 200804030033659 in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to MUNDACA FINANCIAL SERVICES, LLC; and

WHEREAS, MUNDACA FINANCIAL SERVICES, LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 201603180025884 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, at the time and place mentioned in referenced advertisement, M. Todd Jackson, the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on April 7, 2016 at 11:00AM to the highest and best bidder for cash, at which sale MUNDACA FINANCIAL SERVICES, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $529,000.00; and

WHEREAS, the holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of the payment by MUNDACA FINANCIAL SERVICES, LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Jackson & Associates, PC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto MUNDACA FINANCIAL SERVICES, LLC, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot Nos. 17, 122, 123, 124, 142, 143 and 145 on the plan of Delvin Downs, Phase 1, of record in Instrument No. 20070807-0094328, in the

Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Property commonly known as: Lot Nos. 17, 122, 123, 124, 142,143, 145 Delvin Downs, Phase 1.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said MUNDACA FINANCIAL SERVICES, LLC, its successors and assigns forever, to whom the said, Jackson & Associates, PC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further or otherwise.

IN TESTIMONY WHEREOF, ATTORNEY **M.Todd Jackson** of Substitute Trustee, has hereunto set his hand, this 14 day of April, 2016.

Jackson & Associates, PC

By: _____
M.TODD JACKSON, Attorney
TN BPR 23455
Jackson & Associates, PC
Substitute Trustee
3326 Aspen Grove Dr. Suite 400
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in the State and County aforementioned personally appeared M. Todd Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Jackson & Associates, PC, the within named bargainor a PC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PC by such person as Attorney.

WITNESS my hand and Notarial Seal the day and year above written.

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Commission Expires
March 18, 2019
COUNTY OF RUTHERFORD

Suzanne Thomas
Notary Public

My Commission Expires: 3-18-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $529,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 14 day of April, 2016.

Notary Public

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm. Exp. March 15, 2019
COUNTY OF RUTHERFORD

My Commission Expires: 3-18-19

Property Address: Lot Nos. 17, 122, 123, 124, 142,143, 145 Delvin Downs, Phase 1.
Tax Parcel I.D. No.: 173100C01700CO; 173100C02300CO; 173100C02400CO; 173100C02500CO; 173100C04300CO; 173100C004600CO; 173100C04400CO
Property Owner and Tax Notices:
Mundaca Financial Services, LLC
512 Autumn Springs Ct. #B
Franklin, TN 37067