This instrument prepared by:

JERRY A. BRIDENBAUGH
MACKIE WOLF ZIENTZ & MANN, P.C.
5217 MARYLAND WAY, SUITE 404
BRENTWOOD, TN 37027
(615) 238-3630
MWZM NO.: 16-001414-670

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Lazarus, Les
3213 Toddway Court
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20160089316 DEEDTRS
Recvd: 10/11/16 09:43 2 pgs
Fees:13.00 Taxes:414.33
20161011-0107150

Tax ID: 16202009100
Property Address: 113 Bart Dr, Antioch, TN 37013

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on December 12, 2005, AMERICAN TITLE was named Trustee in a Deed of Trust of even date executed by JANE B SPEAR, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $113,600.00, principal, said Deed of Trust being recorded as Instrument No. 20051219-0152166 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, Jerry A. Bridenbaugh was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20160804-0080959** in the real property records of Davidson County Register's Office, Tennessee; I, Jerry A. Bridenbaugh, 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: **09/01/2016, 09/08/2016, 09/15/2016** 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 September 22, 2016 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, I, Jerry A. Bridenbaugh, 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 **Les Lazarus**, submitted the highest and best bid, in the amount of $111,981.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, I, JERRY A. BRIDENBAUGH, Substitute Trustee, do hereby sell, transfer and convey to **Les Lazarus**, 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:

PROPERTY LOCATED AT: 113 BART DRIVE, DAVIDSON COUNTY, ANTIOCH, TN 37013 AND:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 88 ON THE PLAN OF COLEWOOD ACRES SECTION 2, OF RECORD IN BOOK 3700, PAGE 135, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 88 FRONTS 105.82 FEET ON THE SOUTHERLY SIDE OF BART DRIVE AND RUNS BACK 110 FEET ON THE EASTERLY LINE AND 170.6 FEET ON THE WESTERLY LINE TO A DEAD LINE MEASURING 97.56 FEET THEREON.
BEING THE SAME PROPERTY CONVEYED TO RICHARD JAMES MCCLANAHAN AND WIFE, DONNA GAIL MCCLANAHAN BY DEED DATED 8-26-70, FROM FREDERICK JOHN WOOD AND WIFE, TWYLA JEANE WOOD, FILED FOR RECORD ON 8-26-70, IN BOOK 4441, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
BEING THE SAME PROPERTY CONVEYED TO JANE B. SPEAR ON 12/12/05, BY DEED FROM RICHARD JAMES MCCLANAHAN AND WIFE, DONNA GAIL MCCLANAHAN, FILED FOR RECORD ON _____IN INSTRUMENT NO.20051219-0152165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 113 Bart Dr, Antioch, TN 37013.

I, Jerry A. Bridenbaugh, Substitute Trustee, convey to **Les Lazarus**, 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 29th day of September, 2016.

Jerry A. Bridenbaugh, 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, Jerry A. Bridenbaugh, 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 29th day of September, 2016.

Notary Public:
My Commission Expires: September 18, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

DAWN M E MCMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

The actual consideration or value, whichever is greater for this transfer is $111,981.00.

Affiant

Subscribed and sworn to before me, this on this 29th day of September, 2016.

Notary Public:
My Commission Expires: September 18, 2017

DAWN M E MCMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY