Davidson County DEEDTRS
Recvd: 10/13/16 13:33 4 pgs
Fees:23.00 Taxes:715.73
20161013-0108385

Address New Owner(s) as follows:
CARRINGTON MORTGAGE SERVICES, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

Send Tax Bills to:
CARRINGTON MORTGAGE SERVICES, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

Map Parcel Number:
164-08-0C-136.00

Prepared by/Return To:
Robert J. Solomon
Solomon | Baggett, LLC
3763 Rogers Bridge Road
Duluth, Georgia 30097

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust has been heretofore executed by TERRANCE L. SAWYERS AND CHRISTINA Y. SAWYERS, husband and wife, to Tri-Star Title & Escrow LLC, a Resident of Rutherford County, Tennessee, recorded April 15, 2009 in Davidson County Register's Office in Inst#20090415-0034388, conveying the hereinafter described real estate in trust to secure payment of a Note and said Note being described therein and payable to the order of CARRINGTON MORTGAGE SERVICES, LLC, through an Assignment recorded on July 19, 2016 in Inst#20160719-0074407; and

WHEREAS, by instrument executed by CARRINGTON MORTGAGE SERVICES, LLC, dated July 18, 2016, and recorded on July 21, 2016, and filed for record at Inst#20160721-0075232 in said Register's Office, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, was appointed as Successor Trustee, with all rights, powers and privileges of the original Trustee named in said Deed of Trust; and

WHEREAS, default was made in payment of installments maturing on said Note and in performance of covenants contained in the Deed of Trust, by reason of which the entire balance owing thereon was declared due and payable, default being made in payment thereof and such default continued until time of sale; and

WHEREAS, by virtue of the power and authority vested in him as such Successor Trustee, under the Deed of Trust aforesaid, at the request of the owner of said Note and for the purpose of effecting payment and satisfaction thereof, principal and interest, attorney's fees and costs of sale, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, Successor Trustee, pursuant to the advertisement published in The Ledger, Nashville Edition, a newspaper published and of general circulation in Davidson County, Tennessee, in its issues on

7/29/16; 8/5/16; 8/12/16 and offered for sale at public outcry to the highest and best bidder for cash at the front door of the Davidson County Courthouse in Nashville, Tennessee, in bar of all equities of redemption, statutory right of redemption, homestead, dower, and all other rights or exemptions of every kind, and sold on September 27, 2016, at 10am at public outcry, the hereinafter described real estate; at which sale CARRINGTON MORTGAGE SERVICES, LLC, being the highest and best bidder at and for the sum of $193,440.00 Dollars, became the purchaser thereof.

NOW, THEREFORE, ROBERT J. SOLOMON, SUCCESSOR TRUSTEE, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, exercising the power and authority vested in him and in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, does hereby sell, transfer and convey unto CARRINGTON MORTGAGE SERVICES, LLC, the following described real estate located in the County of Davidson, Tennessee:

Being all of Lot No. 96, on the plan of Final Plat, Section III, Hamilton Chase, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20070517-0059303, as corrected in Instrument Number 20051031-0131368; Surveyor's Certificate of Correction(s) of record in Instrument Number 20070723-0087046, and in Instrument Number 20070529-0063683; of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
Being the same property conveyed to Terrance L. Sawyers and Christina Y. Sawyers, husband and wife, by deed from Harvest Homes, LLC, a Tennessee Limited Liability Company, dated April 13, 2009, appearing of record in Instrument Number: 20090145-0034387, of the Register's Office of Davidson County, Tennessee.
This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20050728-0087946, as amended in Instrument Number 20051031-0131315; By-Laws of record in Instrument Number 20050728-0087946, as amended in Instrument Number 20051031-0131315; Easement to Tennessee Telephone Company of record in Instrument Number 20060707-0081733; Charter of Hamilton Chase Homeowners Association of record in Instrument Number 20060914-0113689; Storm Water Detention Agreement of record in Instrument Number 20040102-0000420; Road Agreement and Sewer Agreement of record in Instrument Number 20040416-0043248; and to any and all matters shown on said plat and survey of record in Instrument Number 20070517-0059303, as corrected in Instrument Number 20051031-0131368; Surveyor's Certificate of Correction(s) of record in Instrument Number 20070723-0087046, and in Instrument Number 20070529-0063683; all of said Register's Office.
Property known as: 209 Pine Rock Court, Antioch, TN 37013.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

TO HAVE AND TO HOLD the same described real estate unto CARRINGTON MORTGAGE SERVICES, LLC, its successors and assigns, forever in fee simple.

Said Deed of Trust, recites title as unencumbered, but sale was advertised and made as Trustee only, without covenants of seisin or warranties of title, SUBJECT to any unpaid taxes and assessments owing on said property and subject to such prior encumbrances, easements, leases,

objections, conditions, restrictions, out-conveyances, Ad Valorem taxes (current and delinquent) and priority tax liens (if any) as may appear of record this conveyance is made accordingly.

WITNESS my hand on September 27, 2016.

ROBERT J. SOLOMON
Successor Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On September 27, 2016, before me personally appeared ROBERT J. SOLOMON, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of himself as successor trustee, acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires: Oct 14 2018

Kari Lynn Echols
NOTARY PUBLIC
Forsyth County
State of Georgia
My Commission Expires October 14, 2018

STATE OF GEORGIA
COUNTY OF GWINNETT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $193,440.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale, including the balance of any liens which are conveyed with the property.

Affiant

Subscribed and sworn to before me on September 27, 2016.

Notary Public
My Commission Expires: Oct 14, 2018

Kari Lynn Echols
NOTARY PUBLIC
Forsyth County
State of Georgia
My Commission Expires October 14, 2018

True Copy Certification

I, Robert J. Solomon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Lisa Baggett, a notary public for this county and state, Robert J. Solomon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 8/21/2018
Notary Seal

