BILL GARRETT, Davidson County
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THIS INSTRUMENT PREPARED BY:
DUANE W. DEVAULT
Attorney at Law
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Hendersonville, TN 37077-0387
(615) 822-7301 Office
(615) 826-0473 Facsimile

TAX PARCEL ID: 093-16-0253.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 25th, 2007 and recorded in REGISTER'S INSTRUMENT NO. 20070503-0053220 in the Register's Office of Davidson County, Tennessee, Dressel Real Estate Development, LLC conveyed to FMLS, Inc., Trustee, the hereinafter described real property for the purpose of securing the payment of the mortgage indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured, CASON A. DICKINSON and BARBARA EATHERLY having purchased the said indebtedness and appointed the undersigned, DUANE W. DEVAULT, Attorney at Law, as Substitute Trustee by instrument of record in REGISTER'S INSTRUMENT NO. 20160607-0057547 in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said real property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said real property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on Tuesday, October 4th, 2016 at the Door of the Register's Office, 501 Broadway, Suite 501, Bridgestone Arena, Nashville, Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said real property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to CASON A. DICKINSON and BARBARA EATHERLY at and for the sum of TWO HUNDRED AND FORTY THOUSAND DOLLARS ($240,000.00), that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the mortgage indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the foreclosure sale, the balance being applied upon said mortgage indebtedness for which property was sold.

NOW THEREFORE, in consideration of the premises and the payment by CASON A. DICKINSON and BARBARA EATHERLY of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned DUANE W. DEVAULT as Substitute Trustee does hereby grant, bargain, sell and convey to the said CASON A. DICKINSON and BARBARA EATHERLY, their respective heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, Davidson County, Tennessee, to-wit:

LAND SITUATED IN DAVIDSON COUNTY, BEING LOT 4 ON THE PLAN OF BASS SUBDIVISION OF THE HOMESTEAD BLOCK, HERMITAGE ADDITION TO NASHVILLE, AS OF RECORD IN PLAT BOOK 161, PAGE 99, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNEESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DRESSEL REAL ESTATE DEVELOPMENT, LLC BY WARRANTY DEED FROM JERRY C. STEVENSON AND WIFE, RUBY L. STEVENSON, DATED APRIL 25TH, 2007 AND OF RECORD IN INSTRUMENT NUMBER 20070503-0053219.

THE SUBJECT REAL PROPERTY IS IMPROVED REAL PROPERTY COMMONLY AND MUNICIPALLY KNOWN AS 271 HERMITAGE AVENUE, NASHVILLE, TENNESSEE 37210.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, RIGHT-OF-WAY OF HERMITAGE AVENUE, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

SUBJECT TO ANY AND ALL UNPAID REAL ESTATE TAXES.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto CASON DICKINSON and BARBARA EATHERLY, their respective heirs, successors and assigns, in fee simple forever, to whom the said DUANE W. DEVAULT, Substitute Trustee warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording of Substitute Trustee	$ 12.00
Publication Expense	$ 328.45
Attorney's Fees and Substitute Trustee's Fees	$ 2,171.55
Taxes, Insurance & Miscellaneous Expenses	$
Credit on Note	$ 237,488.00
	$ 240,000.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said DUANE W. DEVAULT, Substitute Trustee, on the 4th day of October, 2016 has hereunto set his hand and seal.

DUANE W. DEVAULT, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVDISON)

On the 4th day of October, 2016, before me, the undersigned, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared DUANE W. DEVAULT, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and official seal at office the day and year above written.

LINDA B. DEVAULT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 11/18/2019

TAX

PROPERY ADDRESS
271 HERMITAGE AVENUE
NASHVILLE, TENNESSEE 37210

PROPERTY OWNER RESPONSIBLE FOR PAYMENT OF TAXES
CASON DICKINSON and BARBARA EATHERLY
5616 Ottershaw Ct.
Brentwood, TN 37027

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUTAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00

LINDA B. DEVAULT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIANT

SUBSCRIBED TO AND SWORN TO BEFORE ME ON OCTOBER 4TH, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/18/2019