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.: 16-002732-670

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Dale Hire
3100 Dudley Avenue
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20170004613 DEEDTRS
Recvd: 01/18/17 09:40 2 pgs
Fees:13.00 Taxes:584.03
20170118-0005189

Tax ID: 183 05 0A 165.00
Property Address: 5213 CATSPAW DRIVE, ANTIOCH, TN 37013

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on November 21, 2006, SAMUEL F ANDERSON was named Trustee in a Deed of Trust of even date executed by KAREN SWINGER AND EDWARD SWINGER, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $199,000.00, principal, said Deed of Trust being recorded as Instrument No. 20061128-0146779 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, Mackie Wolf Zientz & Mann P.C. was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20161116-0120869** in the real property records of Davidson County Register's Office, Tennessee; Mackie Wolf Zientz & Mann P.C., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it 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: **12/08/2016, 12/15/2016, 12/22/2016** 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 January 5, 2017 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, Mackie Wolf Zientz & Mann P.C., individually or by and through its 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 **Dale Hire**, submitted the highest and best bid, in the amount of $157,845.10, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, does hereby sell, transfer and convey to **Dale Hire**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 128, ON THE PLAN OF REVISION ONE, PHASE TWO, SECTION FIVE, OCTOBER WOODS, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 9700, PAGE 439, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO EDWARD SWINGER AND WIFE, KAREN SWINGER BY DEED DATED 12/30/04 FROM KELI J. STEWART OF RECORD IN INSTRUMENT NO. 20050105-0001727, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EDWARD SWINGER JOINS IN THIS CONVEYANCE TO CONVEY ANY INTEREST HE MAY HAVE AS THE HUSBAND OF KAREN SWINGER.

THIS IS IMPROVED PROPERTY KNOWN AS 5213 CATSPAW DRIVE, ANTIOCH, TN 37013.

Mackie Wolf Zientz & Mann P.C., Substitute Trustee, conveys to **Dale Hire**, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in it 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 13th day of January, 2017.

Mackie Wolf Zientz & Mann P.C.

Jerry A. Bridenbaugh, Attorney
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, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, acknowledged such person to be authorized to execute the instrument on behalf of Mackie Wolf Zientz & Mann, P.C., the within-named bargainor, a corporation, and that such, executed the within instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and official seal at office at Brentwood, Tennessee on this 13th day of January, 2017.

Notary Public:
My Commission Expires: September 18, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $157,845.10.

Affiant

Subscribed and sworn to before me, this on this 13th day of January, 2017.

Notary Public:
My Commission Expires: September 18, 2017

DAWN M E MCMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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