BILL GARRETT, Davidson County
Trans:T20170016438 DEEDTRS
Recvd: 02/24/17 12:45 3 pgs
Fees:18.00 Taxes:265.90
20170224-0018690

This instrument prepared by and return to:
Attorney Mary Alice Akins
15065 Lebanon Road, Suite 204
Old Hickory, Tennessee 37138
Phone: 615.772.7298

SUBSTITUTE TRUSTEE'S DEED

On the 14th day of April 2015, **CHRISTOPHER A. MATHE** executed a Deed of Trust to Lee A. Cohen, Davidson County, Tennessee, as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee, as **Instrument Number 20150414-0033033** and Attorney Mary Alice Akins, Wilson County, Tennessee, was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee, as **Instrument Number 20161007-0106426.**

The property is known as 188 BROOKE CASTLE DRIVE, Hermitage, Tennessee 37076, and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in the **Tennessee Ledger (Nashville Edition)** newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on October 21, 2016; October 28, 2016; and November 4, 2016. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was November 18, 2016, at 12:00 noon; at which time the sale was adjourned to February 17, 2017, at 12:00 noon; and at the place mentioned in the advertisement, which was outside the door of the Register of Deeds Office for Davidson County, Tennessee, which is inside the Bridgestone Arena, 501 Broadway, Suite 501, Nashville, Tennessee (enter the building at the entrance located at the corner of Broadway and 6th Avenue). The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale of the property was struck off and sold to **The Don Bass Family Partnership, L.P.,** for the sum of **$71,866.00,** which was the highest and best valid bid offered, and the purchaser, **The Don Bass Family Partnership, L.P.,** has complied with its bid by payment of such sum to the Substitute Trustee.

NOW THEREFORE, the undersigned, Attorney Mary Alice Akins, Substitute Trustee, does hereby bargain, sell and convey unto the said purchaser, **The Don Bass Family Partnership, L.P.,** the property above-mentioned and now more fully described as follows:

Land in Davidson County, Tennessee, being Unit No. 188, on the Plan of Brooke Castle Condominiums of record in Plat Book 6250, Page 627, Surveyor's Certificate of Correction of record in Book 6680, Page 905, recorded in Book 6727, page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Brooke Castle Condominiums Homeowners Association, a horizontal property regime established by Master Deed of record in Book 6519, Page 747, said Register's Office.

Being the same property conveyed to CHRISTOPHER A. MATHE from DON BASS FAMILY PARTNERSHIP, LP, of record in Instrument No. 20150414-033032, Register's Office for Davidson County, Tennessee.

Parcel No. 075-08-0A-087.00-CO

The said Attorney Mary Alice Akins, Substitute Trustee, hereby warrants the title to the above-described property against the lawful claims of all persons claiming the same by, through or under her, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said Attorney Mary Alice Akins, Substitute Trustee, has hereunto set her hand this 24th day of February 2017.

TRACIE L. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

MARY ALICE AKINS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 24th day of February 2017, before me, a Notary Public in and for the State of Tennessee, duly commissioned and qualified, personally appeared Attorney Mary Alice Akins, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

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

NOTARY PUBLIC **MY COMMISSION EXPIRES:** 9/15/2020

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILSON

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$71,866.00**, which amount is equal to or greater than the amount, which the property transfer would command at a fair and voluntary sale.

TRACIE L. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SMITH

AFFIANT

SUBSCRIBED and sworn to before me this the 24th day of February 2017.

NOTARY PUBLIC **MY COMMISSION EXPIRES:** 9/15/2020

I, MARY ALICE AKINS, 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.

TRACIE L. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SMITH

MARY ALICE AKINS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Tracie L. Wright, a notary public for this county and state, MARY ALICE AKINS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC **MY COMMISSION EXPIRES:** 9/15/2020

FOR REGISTER'S USE ONLY

Property known as: 188 Brooke Castle Drive Hermitage, TN 37076	GRANTEE & Send Tax Notice to: Don Bass Family Partnership, L.P. 4811 Lebanon Pike, Suite 100 Hermitage, Tennessee 37076	This Instrument was prepared by: Attorney Mary Alice Akins 15065 Lebanon Road, Suite 204 Old Hickory, Tennessee 37138 Phone: 615.772.7298