1st

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.: 17-000002-580

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
James Roberts
301 South Perimeter Park Dr
Suite 100
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans: T20170034163 DEEDTRS
Recvd: 04/24/17 10:08 2 pgs
Fees: 13.00 Taxes: 444.00
20170424-0039763

Tax ID: 172120B03300CO
Property Address: 1408 Woodfield Dr., Nashville, TN 37211

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on May 24, 1993, PHILLIP STEPHEN FREEMAN was named Trustee in a Deed of Trust of even date executed by DAVID ELKINS, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $93,100.00, principal, said Deed of Trust being recorded at Record Book 8975, Page 334 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. 20170215-0015559** 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: **02/16/2017, 02/23/2017, 03/02/2017** 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 April 6, 2017 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 **Capital Journey, LLC**, submitted the highest and best bid, in the amount of $50,000.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, I, MACKIE WOLF ZIENTZ & MANN, P. C., Substitute Trustee, do hereby sell, transfer and convey to **Capital Journey, LLC**, 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 Lot No. 380 on the Plan of Bradford Hills, Section Three, of record in Book 7900, Page 239, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David W. Elkins by warranty deed from Bradford Hill Homes, Inc. of record in Book 8443, page 765, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1408 Woodfield Dr., Nashville, TN 37211.

I, Jerry A. Bridenbaugh, Substitute Trustee, convey to **Capital Journey, LLC**, 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 13th day of April, 2017.

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 13th day of April, 2017.

EMILY McMAHON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public: Emily McMahon

My Commission Expires: 1-4-2021

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $: 120,000.00
120,000.00

Affiant

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

Notary Public: Emily McMahon

My Commission Expires: 1-4-2021

EMILY McMAHON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY