Name and address of new owner:
Citizens National Bank, N.A.
9865 Highway 79
Haynesville, LA 71038

Send Tax Bills:
Citizens National Bank, N.A.
9865 Highway 79
Haynesville, LA 71038

BILL GARRETT, Davidson County
Trans:T20170036017 DEEDTRS
Recvd: 04/28/17 12:08 3 pgs
Fees:18.00 Taxes:602.47
20170428-0041943

Prepared by:
David G. Mangum
Attorney at Law
2303 Franklin Road
Nashville, TN 37204

MAP/GROUP/PARCEL: 175-06-0-A-071.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 25, 2013, of record at Instrument No.: 20130819-0086651, Register's Office, Davidson County, Tennessee, **Jessica Boucher Beamish and Kevin K. Beamish, husband and wife**, conveyed to Jim. R. Vanderpool, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Citizens National Bank, N.A.; and,

WHEREAS, by instrument recorded at 20170324-0028958, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM of the Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of April 7, April 14 and April 21, 2017 stating that on **Friday, April 28, 2017 at Noon** in the hallway just outside the Davidson County Register of Deeds' Office located inside the Bridgestone Arena, 501 Broadway, Nashville, Tennessee said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Citizens National Bank, N.A.**, its successors and assigns for **$162,829.83**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Citizens National Bank, N.A.**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot 125, SECTION 1, THE PRESERVE AT OLD HICKORY, as shown on plat of record in Instrument No.: 20060824-0104545, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

DEED REFERENCE:
Being the same property conveyed to Jessica Boucher-Ford, an unmarried woman, by Warranty Deed from Ole South Properties, Inc. a Tennessee Corporation, recorded on the 3rd day of August 2007 in Instrument No. 20070803-0092834 and corrected by a Scrivener's Affidavit recorded on April 3, 2017 in Instrument No. 20170403-0032223, Register's Office, Davidson County, Tennessee.

This description was taken from the deed of trust being foreclosed on of record at Instrument No. 20130819-0086651, said Register's Office.

Subject to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office, including but not limited to Easement and/or ROW recorded in Book 4542, Page 131; Book 3616, Page 453; Book 3570, Page 13; Book 4453, Page 154; Book 4425, Page 582; Book 2346, Page 378; Book 11335, Page 609; and Instrument Nos.: 200210170127752, 200411030132562, 200610130127208, said Register's Office as well as Restrictive Covenants of record at Instrument Nos.: 200708030092834 and 200612080152023.

MAP/GROUP/PARCEL: 175-06-0-A-071.00
PROPERTY ADDRESS: 5068 Preserve Blvd., Antioch, TN 37013 as shown on the tax maps of Assessor of Property for Davidson County, TN

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 28th day of April, 2017.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 28th day of April 2017.

Notary Public

KELLIE RILEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$162,829.83.**

Affiant

Subscribed and sworn before me, this 28th day of April, 2017.

Notary Public

KELLIE RILEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10-20-2019

DGM File #74499