BILL GARRETT, Davidson County
Trans:T20170057111 DEEDTRS
Recvd: 07/05/17 10:51 3 pgs
Fees:18.00 Taxes:514.30
20170705-0067300

Address New Owner(s) as follows:
Empire Real Estate, LLC
170D East Main St.
PMB 172
Hendersonville, TN 37075

Send Tax Bills to:
Empire Real Estate, LLC
170D East Main St.
PMB 172
Hendersonville, TN 37075

Map Parcel Number:
053 12 0 097.000

Prepared by/Return To:
Robert J. Solomon
Solomon | Baggett, LLC
3763 Rogers Bridge Road
Duluth, Georgia 30097

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust has been heretofore executed by CATHY H. MCKELLAR and KEVIN M. MCKELLAR as Wife and Husband, to Plantation Title, recorded January 15, 2008 in Davidson County Register's Office in Inst#20080115-0004550, conveying the hereinafter described real estate in trust to secure payment of a Note and said Note being described therein and payable to the order of CARRINGTON MORTGAGE SERVICES, LLC, through an Assignment recorded on October 27, 2014 in Inst#20141027-0098895; and

WHEREAS, by instrument executed by CARRINGTON MORTGAGE SERVICES, LLC, dated March 5, 2015, and recorded on March 13, 2015, and filed for record at Inst#20150313-0021573 in said Register's Office, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, was appointed as Successor Trustee, with all rights, powers and privileges of the original Trustee named in said Deed of Trust; and

WHEREAS, default was made in payment of installments maturing on said Note and in performance of covenants contained in the Deed of Trust, by reason of which the entire balance owing thereon was declared due and payable, default being made in payment thereof and such default continued until time of sale; and

WHEREAS, by virtue of the power and authority vested in him as such Successor Trustee, under the Deed of Trust aforesaid, at the request of the owner of said Note and for the purpose of effecting payment and satisfaction thereof, principal and interest, attorney's fees and costs of sale, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, Successor Trustee, pursuant to the advertisement published in The Ledger, Nashville

Edition, a newspaper published and of general circulation in Davidson County, Tennessee, in its issues on 4/14/17, 4/21/17, 4/28/17 and offered for sale at public outcry to the highest and best bidder for cash at the front door of the Davidson County Courthouse in Nashville, Tennessee, in bar of all equities of redemption, statutory right of redemption, homestead, dower, and all other rights or exemptions of every kind, and sold on June 13, 2017, at 10:00 AM at public outcry, the hereinafter described real estate; at which sale Empire Real Estate, LLC, being the highest and best bidder at and for the sum of $86,716.00 Dollars, became the purchaser thereof.

NOW, THEREFORE, ROBERT J. SOLOMON, SUCCESSOR TRUSTEE, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, exercising the power and authority vested in him and in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, does hereby sell, transfer and convey unto Empire Real Estate, LLC, the following described real estate located in the County of Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 of Block 5 on the Plan of Dabbs and Elliott's subdivision, No. 1 of record in Book 547, Page 97, Register's Office for said County, said Lot No. 2 fronts 50 feet on the Southeasterly side of 28th Street and runs back between parallel lines 144 feet to an alley.
Being the same property conveyed to Elwin N. McKellar Sr. and Kevin M. McKellar by deed from Donald L. Mathis and wife Sandra A. Mathis of record in Book 10348, Page 809, Register's Office for Davidson County.

Property known as: 112 28th St., Old Hickory, TN 37138.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

TO HAVE AND TO HOLD the same described real estate unto Empire Real Estate, LLC, its successors and assigns, forever in fee simple.

Said Deed of Trust, recites title as unencumbered, but sale was advertised and made as Trustee only, without covenants of seisin or warranties of title, SUBJECT to any unpaid taxes and assessments owing on said property and subject to such prior encumbrances, easements, leases, objections, conditions, restrictions, out-conveyances, Ad Valorem taxes (current and delinquent) and priority tax liens (if any) as may appear of record this conveyance is made accordingly.

WITNESS my hand on June 13, 2017.

ROBERT J. SOLOMON
Successor Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On June 13, 2017, before me personally appeared ROBERT J. SOLOMON, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of himself as successor trustee, acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

TANIKA GREER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 12, 2021

Notary Public
My Commission Expires: 1/12/21

STATE OF Tennessee
COUNTY OF Sumner

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $86,716.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale, including the balance of any liens which are conveyed with the property.

Affiant

Subscribed and sworn to before me on 3rd day of July, 2017.

LISA MCCREARY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 11-21-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 139,100
, Affiant
Subscribed and sworn before me this the
5 Day of July, 2017.
D. Goodman, Deputy Register