THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37072

NEW OWNER & ADDRESS:
Les Lazarus
3213 Toddway Court
Nashville, TN 37214

SEND TAX BILLS TO:
Same

Map-Parcel 033-00-0-290.00

BILL GARRETT, Davidson County
Trans:T20170059932 DEEDTRS
Recvd: 07/13/17 11:46 4 pgs
Fees:23.00 Taxes:111.00
20170713-0070511

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 12th day of July, 2017, by and between **JOE M. HAYNES, Substitute Trustee**, Party of the First Part, and **LES LAZARUS**, Party of the Second Part.

WHEREAS, by a Deed of Trust dated August 16, 2004, of record in the Register's Office for Davidson County, Tennessee, Instrument No. 20040818-0099986, Daniel Dancer and wife, Shannon Dancer, conveyed to Thomas J. Drake, Jr., Trustee, and by Appointment of Substitute Trustee of record in Instrument No. 20170526-0052496, to Joe M. Haynes, Substitute Trustee, the hereinafter described real estate; and,

WHEREAS, at the request of the holder of the indebtedness, I, Joe M. Haynes, Substitute Trustee, 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 by three successive publications namely: June 16, 2017, June 23, 2017, and June 30, 2017, in The Tennessean, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead and provided in said deed and subject to all restrictions

of record, all unpaid taxes and other prior liens of record.

Pursuant to said advertisement, on Friday, July 7, 2017, at 10:00 A.M. at the south entrance door of the Metropolitan Courthouse, 1 Public Square, Nashville, Tennessee, I, Joe M. Haynes, as said Substitute Trustee, offered for sale at public auction to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the hereinabove equities as provided in the deed, and subject to all restrictions of record, all unpaid taxes and any other prior liens of record, at which time after receiving competitive bids, sold said property to **LES LAZARUS**, at the price of Thirty Thousand One Dollar and no/100 ($30,001.00), this being the highest, last and best bid.

NOW, THEREFORE, in consideration of the premises, I, Joe M. Haynes, Substitute Trustee, do hereby sell, transfer, and convey to **LES LAZARUS**, his successors and assigns, in fee simple and in bar of all equities above mentioned and subject to all restrictions of record, all unpaid taxes and any other prior liens of record the following described real estate, to wit:

> Situated in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Johnny Vannatta Lots Campbell Road, of record in Instrument No. 20040728-0090232, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Daniel Dancer and wife, Shannon Dancer, by deed of record in Instrument No. 20040818-0099985, Register's Office for Davidson County, Tennessee.

Property is known as 1230 Campbell Road, Goodlettsville, Davidson County, Tennessee 37072.

I, Joe M. Haynes, Substitute Trustee, convey to **LES LAZARUS**, all the rights conveyed to me as such Substitute Trustee in said Deed, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises are done solely as Substitute Trustee and not otherwise, under the power vested in me under deed hereinabove referred to and not as an individual.

WITNESS MY HAND, at Goodlettsville, Tennessee, on this the 12th day of July, 2017.

JOE M. HAYNES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOE M. HAYNES, Substitute Trustee, and 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 Goodlettsville, Tennessee, on this the 12th day of July, 2017.

JUDY CALLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES FEBRUARY 25, 2020

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value, or consideration, for this transfer, whichever is greater, is $30,001.00.

Affiant

Sworn to and subscribed before me,

this 12th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: _____

