Bill Garrett Davidson County
Batch# 770 DEEDTRS
09/14/2017 10:31:38 AM 3 pgs
Fees: $18.00 Taxes: $612.35

20170914-0093916

This instrument prepared by:
Edward D. Russell
The SR Law Group
PO Box 128
Mt. Juliet, TN 37121

NO MORTGAGE
New Owner – Send Tax Bills:
Grantee's Address:
James Deatrick, Jr.
1285 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Property Address: 1712 Aaronwood Drive, Old Hickory, TN 37138

PARCEL ID: 63-16-A-10.00 CO

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, a certain Deed of Trust dated February 4, 2009, executed by STEPHANIE A. NEWBILL, and husband, CALEB NEWBILL, to R. RICK HART, as Trustee, said Deed of Trust being executed to secure the payment of $138,936.00, principal, said Deed of Trust being recorded as of record at Instrument No. 20090219-0014530, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, U.S. Bank Trust National Association, as Trustee of the Igloo Series II Trust, by SN Servicing Corporation, its Attorney-in-fact, appointed and EDWARD D. RUSSELL of THE SR LAW GROUP, having been appointed as Substitute Trustee at Instrument No. 20170727-0075935, of record in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and said Substitute Trustee was requested to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the notice required by Tenn. Code Ann. § 35-5-101, *et seq.*, having been met; said Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in 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 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; and

WHEREAS, the borrowers under said Deed of Trust were not members of the Armed Forces of the United States of America and were not members of the Armed Forces for at least the twelve (12) months prior to the date of the foreclosure sale described below, as such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C. § 501, *et seq.*, (the Service members Civil Relief Act); and

NOW THEREFORE, pursuant to said advertisement on SEPTEMBER 12, 2017 at 10:00 A.M. local time, at the Bridgestone Arena, Nashville, Tennessee, Edward D. Russell of The SR Law Group, as Substitute Trustee, individually or through its agent, 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 James Deatrick, Jr. submitted the highest and best bid, in the amount of $165,500.00, it being the best and highest bid.

Should the U.S. Department of Treasury or the IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development be 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 by 26 U.S.C. § 7435 and Tenn. Code Ann. § 67-1-1433.

NOW THEREFORE, in consideration of the premises, Edward D. Russell of The SR Law Group, Substitute Trustee, does hereby sell, transfer, and convey to James Deatrick, Jr., his successors and assigns in fee simple, and in bar of all equities above mentioned, the following real property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 40, Hampton Park, formerly Chitwood Downs, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Page 550, 551, and 552, corrected in Book 7462, Page 445 and Book 8110, Page 401 and amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Stephanie A. Newbill and husband, Caleb Newbill, by Warranty Deed from Donald Ray Clemmons, dated February 4, 2009 and filed of record in Instrument No. 20090219-0014529, Register's Office for Davidson County, Tennessee. Stephanie A. Newbill and Stephanie Sheridan Newbill are on and the same person.

Edward D. Russell of The SR Law Group, as Substitute Trustee, conveys to James Deatrick, Jr. the said property described hereinabove, together with all the rights conveyed to the Substitute Trustee in said Deed of Trust, including such covenants and warranties as the Substitute Trustee may lawfully make, all the actions of the Substitute Trustee in the premises being solely as Substitute Trustee and not otherwise under the power vested in the Substitute Trustee under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at

516 Letcher Avenue,
Lebanon, Tennessee 37087
on this 13th day of September 2017.

Edward D. Russell
The SR Law Group
516 Letcher Avenue
Lebanon, Tennessee 37087
(615) 559-3190
erussell@thesrlawgroup.com

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named Edward D. Russell of The SR Law Group, Substitute Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and known to be the person described in and who executed the foregoing instrument, being authorized to do so, and acknowledged that such person executed the same as such person's free act and deed for the purposes therein contained.

Witness my hand and seal at office in Lebanon, TN this 15th day of September, 2017.

Christy D. Trammel
Notary Public

My Commission Expires: June 7. 2020

CHRISTY D. TRAMMEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

The actual consideration or value, whichever is greater for this transfer is $165,500.00.

Affiant

Subscribed and sworn to before me, on this 15th day of September 2017.

Notary Public: Christy D. Trammel
My Commission Expires: June 7. 2020

CHRISTY D. TRAMMEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY