RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss & Cummins, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WC #7240-0128847-FC

Bill Garrett Davidson County
Batch# 2088 **DEEDTRS**
09/19/2017 09:04:56 AM 2 pgs
Fees: $13.00 Taxes: $1,243.94
20170919-0095609

Tennessee
Map # 029-00-0-359.00

Terry Sebring
FREEDOM
202060683025

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 4, 2016, and recorded in Register's Instrument No. 20160815-0084849 in the Register's Office of DAVIDSON County, Tennessee, Terry Sebring and Janice Sebring, husband and wife, conveyed to Unisource National Lender Services, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in REGISTER'S INSTRUMENT NO 201708140083305 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on September 12, 2017, at the Main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, DAVIDSON County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale FREEDOM MORTGAGE CORPORATION, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of THREE HUNDRED THIRTY SIX THOUSAND TWO HUNDRED AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by FREEDOM MORTGAGE CORPORATION of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said FREEDOM MORTGAGE CORPORATION, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Joelton, County of DAVIDSON, State of Tennessee, to-wit:

BEGINNING AT AN IRON PIN SET IN THE EAST RIGHT OF WAY OF CLARKSVILLE PIKE AT THE INTERSECTION WITH EATON'S CREEK ROAD; THENCE WITH EAST RIGHT OF WAY OF CLARKSVILLE PIKE, SOUTH 21 DEGREES 12' 00" WEST 516.76 FEET TO AN IRON PIN SET IN THE NORTHWEST CORNER OF TRACT #3, THE TRUE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 55' 44" EAST 1085.38 FEET TO AN IRON PIN SET; THENCE SOUTH 2 DEGREES 18' 06" WEST 200.00 FEET TO AN IRON PIN SET; THENCE NORTH 87 DEGREES 55' 44" WEST 1153.94 FEET TO AN IRON PIN SET IN THE RIGHT OF WAY OF CLARKSVILLE PIKE; THENCE NORTH 21 DEGREES 12' 00" EAST 211.69 FEET TO THE POINT OF BEGINNING, CONTAINING 223,930 SQUARE FEET OR 5.140 ACRES.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

Terry Sebring and Janice Sebring, husband and wife, (HIS/HER/THEIR) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20030821-0121738, Register's Office of DAVIDSON County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto FREEDOM MORTGAGE CORPORATION, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on September 14, 2017 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 14, 2017 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 07-14-2020

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
5950 Clarksville Pike,
Joelton, TN 37080

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Freedom Mortgage Corporation
10500 Kincaid Drive
Suite 300
Fishers, IN 46037

Mortgagee: None

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$336,200.00**
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, September 14, 2017
NOTARY PUBLIC
MY COMMISSION EXPIRES

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 07-14-2020

WC #7240-0128847-FC