Prepared by:
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Bill Garrett Davidson County
Batch# 9472 DEEDTRS
10/06/2017 03:33:30 PM 5 pgs
Fees: $28.00 Taxes: $388.87
20171006-0103047

Return to and
Send Tax Bills to New Owner:
Andy Regg
1212 Hidden Point, Hendersonville, TN 37075
Tax/Parcel No: 052 16 0 044.00

SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made and entered into this 6th day of October, 20 17, by Clear Recon, LLC, Substitute Trustee ("Grantor") and, Andy Regg, 1212 Hidden Point

Hendersonville, TN 37075, ("Grantee").

WHEREAS, by a certain Deed of Trust (the "Deed of Trust") dated August 17, 2016, and duly recorded in the Register's Office for the County of Davidson, Tennessee, in Instrument No. 20160824-0088473, John D. Marcum and Luna C. Marcum (the "Borrowers(s)"), did grant and convey the property hereinafter described, in trust to secure to Mortgage Electronic Registration Systems, Inc. as nominee for Flagship Financial Group, LLC, or the holder thereof, payment of a certain negotiable and promissory note (the "Note") dated August 17, 2016, in the principal sum of $158,991.00, said note being payable to Flagship Financial Group, LLC, or the holder thereof, reference to which Deed of Trust is made for a more particular description of said note; and

WHEREAS, the Deed of Trust was assigned to Intercap Lending Inc. of NM, by Assignment of Deed of Trust dated 7/6/2017, duly recorded in the Register's Office for the County of Davidson, Tennessee on at Instrument No. 20170706-0067725 and

WHEREAS, by instrument dated 7/06/17, the Grantor, was duly appointed Substitute Trustee, said instrument being recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20170706-0067724; and

WHEREAS, demand was made for payment of the Note secured by the Deed of Trust, payment of which was in default, and the obligation secured by the Deed of Trust was declared due and payable as provided in the Note and Deed of Trust; and

WHEREAS, it is provided in said Deed of Trust that upon default being made in the payment of the debt thereby secured, the Trustee, upon being requested so to do by the holder of said note, should sell the property therein; and

WHEREAS, default was made in the payment of the debt secured by the Note and Deed of Trust, and the Substitute Trustee having been requested by the holder of the Note to make sale of the hereinafter described property, and the said Trustee, pursuant to the terms of the Deed of Trust, and Tennessee law, caused the Notice of Substitute Trustee's Sale ("Notice of Sale") which provided that the property hereinafter described would be sold on August 28, 2017, at 10:00 AM, at the door of the Davidson Courthouse, to be published in the The Westview Newspaper, LLC dba The Ledger, a newspaper of general circulation in Davidson County, Tennessee, on August 4th 2017, August 11th 2017 and August 18th 2017; a copy of the Notice of Sale was sent to the Borrower(s), the current owner of the property hereinafter described and all other parties who appeared to have an interest in the property as reflected in the of the Register's Office of Davidson County, Tennessee, and following such Notice of Sale, the default was not cured; and

WHEREAS, on August 28, 2017, at the door of the Davidson Courthouse, Tennessee, the Substitute Trustee did offer the hereinafter described property for sale at public auction to the highest bidder and after opening the floor for competitive bids, sold the hereinafter described property to the Grantee for the sum of $105,100.00.

NOW THEREFORE, in consideration of the premises and said sum of money, the receipt of which is hereby acknowledged, Clear Recon, LLC, Substitute Trustee, does hereby grant, transfer and convey with Special Warranty unto Andy Regg, its successors and assigns, the following described property, to-wit:.

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot Number 19 on the Plan of Marlin Meadows, Section No. 4, of record in Plat Book 2133 at Page 66 and 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Parcel ID: 052 16 0 044 00

Commonly known as 1236 Neelys Bend Rd, Madison TN 37115-5454

However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the following described property was a Warranty Deed recorded in Book: 11463/784 Instrument: 0582936 in the Register's Office of Davidson County, Tennessee.

PROPERTY ADDRESS: 1236 Neelys Bend Rd, Madison, TN 37115

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouses effective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in the Deed of Trust.

This conveyance is made subject to (1) any and all unpaid ad valorem taxes plus penalty and interest, if any, that may be a lien upon the Property; (2) any and all liens, defects, encumbrances, adverse claims, and other matters which may take priority over the Deed of Trust; (3) any statutory right of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might have not been waived by such governmental agency; (4) applicable covenants, restrictions, building setbacks, easements, and all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; (5) any governmental zoning and subdivision ordinances or regulations in effect thereon; (6) the accuracy of the Index Book of the said Register's Office; and (7) any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representation or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. Grantor makes no representation or warranty relating to title or any physical, environmental, health or safety conditions existing in, on, at or relating to the Property, and any and all responsibilities or liabilities arising out of or in any way relating to any such conditions are expressly disclaimed.

IN WITNESS WHEREOF, Clear Recon, LLC, Substitute Trustee has hereunto affixed his hand and seal as of the day and year first above written.

_____, as Trustee
Clear Recon, LLC, Substitute Trustee

State of Georgia

County of Fulton

On 10-6-17, before me personally appeared, Barry King, Jr. TJRK, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Substitute Trustee's Deed and acknowledged to me that he executed the same in his authorized capacity, for the purposes therein contained.

WITNESS my hand and official seal

_____
My Commission Expires: 6-27-2020

To the best of the knowledge and belief of the undersigned, the Actual Consideration or Value for this transfer is $105,100.00.

Aldridge Pite, LLP
By: _____

Sworn to and subscribed before me this 6 day of October, 2017.

_____
Notary Public

THOMAS CLARK NOTARY PUBLIC FORSYTH COUNTY, GA Exp. June 27, 2020

Certificate of Authenticity

I, W. Barry King, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Georgia

County of Fulton

Personally appeared before me, Thomas Clark ~~W. Barry King, Jr.~~, a notary public for this county and state, ~~Thomas Clark~~ W. Barry King, Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-27-20

Notary's Seal (If on paper)

THOMAS CLARK
NOTARY
PUBLIC
Exp. June 27, 2020
FORSYTH COUNTY, GA