Bill Garrett Davidson County
Batch# 16476 DEEDTRS
10/23/2017 10:51:01 AM 3 pgs
Fees: $18.00 Taxes: $424.76
20171023-0108224

FILE NO.: 16-21215

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Ste 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Justin S. Patton conveyed to Anchor Title, LLC as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Plaza Home Mortgage Inc., the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated May 6, 2016 and recorded on May 16, 2016 in Instrument No. 20160516-0048449, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Plaza Home Mortgage, Inc.**; and

WHEREAS, Plaza Home Mortgage, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20170209-0013533 in the Office of the Register of Deeds of 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 the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on September 7, 2017, September 14, 2017, and September 21, 2017; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on October 17, 2017 at 10:00AM to the highest and best bidder for cash, at which sale Plaza Home Mortgage, Inc., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $114,800.00; and

WHEREAS, Plaza Home Mortgage, Inc. has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by Plaza Home Mortgage, Inc. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Plaza Home Mortgage, Inc., its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Property Address: 401 Janette Court, Goodlettsville, TN 37072

The land with all the buildings and improvements thereon, situated 401 Janette Court, Town of Goodlettsville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 27 on the Plan of Gateway, Section 2, of record in Plat Book 3300, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Justin S. Patton from J Word Properties, LLC Warranty Deed dated May 6, 2016, and recorded May 16, 2016 in Instrument # 20160516-0048448, Register's Office for Davidson County, Tennessee

Property commonly known as: 401 Janette Court, Goodlettsville, TN 37072.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where 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.

IN TESTIMONY WHEREOF, **Attorney Patrick Taggart** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 19th day of October, 2017.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Patrick Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Patrick Taggart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

Notary Public

My Commission Expires: June 19, 2021

DEANNA BARBER NOTARY PUBLIC DEKALB COUNTY, GEORGIA

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $114,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patrick Taggart - as Agent

Subscribed and sworn to before me on this 19th day of October, 2017.

Notary Public

My Commission Expires: June 19, 2021

DEANNA BARBER NOTARY PUBLIC DEKALB COUNTY, GEORGIA

Brock & Scott File No.: 16-21215
Property Address: 401 Janette Court, Goodlettsville, TN 37072
Tax Parcel I.D. No.: 03413020200
Property Owner and Tax Notices:
Plaza Home Mortgage, Inc.
1 Corporate Drive Suite 360
Lake Zurich, IL 60047