PREPARED BY: DONOHO, TAYLOR & TAYLOR
204 Court Street
Hartsville, Tennessee 37074

District _____ Map 015 -13-0 Group _____ Control Map _____ Parcel 211.00

BETTY LOU TAYLOR, SUBSTITUTE TRUSTEE
TO
BILLY ANDERSON

Address of New Owner and
Mail Tax Notices To:
Billy Anderson
210 Orchard Valley Dr.
Smyrna, TN 37167

Bill Garrett Davidson County
Batch# 25070 DEEDTRS
11/13/2017 01:45:21 PM 3 pgs
Fees: $18.00 Taxes: $488.40
20171113-0116352

SUBSTITUTE TRUSTEE'S DEED

This deed, made and entered into this the 17th day of October, 2017, by and between Betty Lou Taylor, acting as Substitute Trustee as hereinafter stated, party of the first part, and Billy Anderson, party of the second part.

WITNESSETH:

That whereas Theresia Helton, executed to D. M. Grisham, Trustee, upon the lands hereinafter described a deed of trust dated March 6, 2010, and recorded in Instrument Number 200003140026029, Register's Office of Davidson County, Tennessee; for the benefit of Southeastern Mortgage of Tennessee, Inc.; Whereas, said Deed of Trust was last assigned to Jackie Gregory, by assignment of record in Instrument Number 20150803-0076462, Register's Office for Davidson County, Tennessee and whereas the indebtedness thereby secured being overdue and unpaid, and the holder of the said indebtedness having appointed Betty Lou Taylor as Substitute Trustee, said appointment being set forth in Instrument Number 201709110092730, Register's Office of Davidson County, Tennessee; and the holder of the said indebtedness having called upon the said Substitute Trustee to foreclose the said deed of trust, the said Substitute Trustee, after due advertisement as required by law and the terms of the deed of trust offered said land for sale on the second floor Mezzanine (enter the front door facing the New Public Square Park) of the Historic Davidson County Courthouse, One Public Square, Nashville, Davidson County, Tennessee on the 12th day of October, 2017, when and where Billy Anderson became the last and highest bidder at the price of One Hundred Thirty Two Thousand ($132,000.00) Dollars.

NOW, THEREFORE, the said Betty Lou Taylor, acting as Substitute Trustee as aforesaid, in consideration of the premises and of the said sum of One Hundred Thirty Two Thousand

($132,000.00) Dollars to her in hand paid, has bargained and sold and by these presents does bargain, sell and convey unto the said Billy Anderson, his heirs and assigns, the land sold as aforesaid, the same lying and being in Davidson County, State of Tennessee, and more particularly described as follows:

> Being Lot No. 159 Hermitage Hills, Section 1, as shown by plat of record in Plat Book 2900, page 48-49, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> This is the same property which was conveyed to Theresia Helton by Sue Ann Jennings and husband, Andrew G. Jennings, by deed dated March 6, 2000, of record in Instrument 20003140026028, Register's Office of Davidson County, Tennessee.
>
> Notice of the Right to Foreclose has been given in compliance with T.C.A. 35-5-117.
>
> If the original Trustee's sale date was postponed in accordance with T.C.A. 35-5-101(f), all announcements and notifications were made as required therein.
>
> Purchaser is responsible for all unpaid taxes.

To have and to hold, said lands and premises, together with all privileges and appurtenances thereto belonging, to them the said parties of the second part and his heirs and assigns in as full and ample a manner as the said Substitute Trustee has power to convey the same and the Trustee is acting in her capacity as Substitute Trustee and in no other capacity.

In testimony whereof, the said Betty Lou Taylor, acting as Substitute Trustee as hereinabove stated, has hereunto set her signature the day and year first above written.

BETTY LOU TAYLOR
SUBSTITUTE TRUSTEE

STATE OF Tennessee

COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BETTY LOU TAYLOR, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Hartsville, Tennessee, this 17 day of October, 20 17.

NOTARY PUBLIC

ASHLEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires: 5-1-19

STATE OF Tennessee
COUNTY OF Maury

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $132,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Billy Anderson
AFFIANT

Subscribed and sworn to before me, this the 17 day of October, 2017.

REGISTER OF NOTARY PUBLIC

ASHLEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

My Commission Expires: 5-19