SUBSTITUTE TRUSTEE'S DEED	THIS INSTRUMENT PREPARED BY:
Bill Garrett Davidson County Batch# 25107 DEEDTRS 11/13/2017 02:26:49 PM 3 pgs Fees: $18.00 Taxes: $129.50 20171113-0116406	Charles E. Walker (Reg. No. 21277) Attorney at Law **Woodbine Legal PC** 69 Thompson Lane Nashville, Tennessee 37211 Office: (615) 367-5111

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
David Knestrick **718 Thompson Lane #108-225** **Nashville, Tennessee 37204**	**Same**	**133150A06300CO**

OATH OF CONSIDERATION:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which is greater, for this transfer is $35,000.

_____
Affiant

Subscribed and sworn to before me on this _____ day of ____

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 35,000.00
_____, Affiant
Subscribed and sworn before me this the
13 Day of November, 2017.
Brandi Wells, Deputy Register

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Samuel Taylor Latham, by Deed of Trust (the "Deed of Trust") dated December 3rd, 2012, of record in Instrument Number 20121205-0111827, Register's Office for Davidson County, Tennessee, conveyed to Robert J. Notestine, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Pete Knestrick; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument Number 20171010-0103963, Register's Office for Davidson County; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in THE LEDGER on October 13, 2017, October 20, 2017, and October 27, 2017; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee at 2:30 p.m. on November 8, 2017, and **David Knestrick** (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Five Thousand ($5,000.00) Dollars.

NOW, THEREFORE, Charles E. Walker, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his successors, heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Unit K-5, on the Plan of Pagoda Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, Page 22, undivided percentage interest in the Common Elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

BEING the same property conveyed to Samuel Taylor Latham, a single person, by Warranty Deed from Charles Burridge, Trustee, of record in Instrument Number 20121205-0111826, Register's Office for Davidson County, Tennessee; and further conveyed by Samuel Taylor Latham by Deed of Trust to Robert J. Notestine, Trustee, of record in Instrument Number 20121205-0111827, Register's Office for said County; the said Robert J. Notestine, Trustee, having been replaced by Charles E. Walker, Substitute Trustee, by instrument of record in Instument Number 20171010-0103963, Register's Office for said County.

This is improved property known as: 320 Welch Road, Unit K-5, Nashville, Tennessee 37211.

This conveyance is made subject to the following:
1. Any and all liens against the property for unpaid property taxes.
2. Any and all other prior liens, claims, encumbrances, easements, restrictions and matters against or affecting the property.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions, which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, Charles E. Walker, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 10th day of November, 2017.

Charles E. Walker,
SUBSTITUTE TRUSTEE

SS.

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Charles E. Walker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named SUBSTITUTE TRUSTEE, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 10th day of November, 2017.

NOTARY PUBLIC
MY COMM. EXP. 3-8-21

JON PAUL JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

COST OF PUBLICATION

Total $462.00

NOTICE OF FORECLOSURE AND TRUSTEE'S SALE

Default having been made in the payments of debts and obligations to be paid in that certain Deed of Trust acknowledged December 3rd, 2012, and executed by Samuel Taylor Latham, an unmarried person, to Robert J. Notestine, as Trustee, recorded in the Register's Office of Davidson County, Tennessee, in instrument number 20121205-0111827; and the holder of said indebtedness and obligations having appointed the undersigned as substitute Trustee recorded in the Register's Office of Davidson County, Tennessee, in instrument number 20171010-0103963 has requested the undersigned to advertise and sell the property described in and conveyed to said Deed of Trust, all of said indebtedness and obligations having matured by default, this is to give notice that Charles E. Walker, as Trustee, will on November 8, 2017, commencing at 2:30 p.m. at the front doors of the main entrance at the Davidson County Courthouse on the Public Square, Downtown, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash the following described property ("Property") situated and being in Davidson County, Tennessee, to wit:

Unit K-8, on the Plan of Pagoda Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, Page 22, undivided percentage interest in the Common Elements, appurtenant to said Unit as set forth in Exhibit A-6 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Charles Savidge, Trustee, by Quitclaim Deed from Pagoda Condominium Association, Inc., a Tennessee Nonprofit Corporation of record in Instrument Number 20121205-0111826, Register's Office for Davidson County, Tennessee.

This is improved property known as: 320 White Bend, Unit K-8, Nashville, Tennessee 37211.

All rights and equity of redemption, homestead, dower and all other exemptions are expressly waived by the Debtor in said Deed of Trust and title is believed to be good subject to all prior liens, easements, covenants, conditions, encumbrances, and restrictions that may exist including, without limitation, any unpaid taxes that are prior liens, and also subject to any right to redemption that may otherwise exist.

THIS SALE WILL BE MADE WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED, AS TO TITLE, CONDITION, MERCHANTABILITY OR FITNESS FOR ANY USE OR PURPOSE WHATSOEVER.

The right is reserved to adjourn the date of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder will be deemed the highest bidder.

SUBORDINATE LIEN HOLDERS: unknown

OTHER INTERESTED PARTIES: unknown

This is an attempt to collect a debt, and any information gathered in connection herewith will be utilized for that purpose.

THIS the 10th day of October, 2017.

Charles E. Walker,
TRUSTEE
Woodbine Legal PC
69 Thompson Lane
Nashville, Tennessee 37211
Office: (615) 367-5111

Oct. 13, 20, 27, 2017 Fn#37832

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

October 13, 2017
October 20, 2017
October 27, 2017

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Adria Witherspoon

Adria Witherspoon, Administrative Assistant

STATE OF TENNESSEE

On this **27th** day of **October 2017,** the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation or association of The Westview Newspaper, LLC, that the instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Adria Witherspoon** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

WITNESS my hand and Official Seal at office this **27th** day of **October 2017.**

Whitney C. Logan

Notary Public

WHITNEY C. LOGAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 29, 2021