FILE NO.: BVF-17-04919

Bill Garrett Davidson County
Batch# 40432 DEEDTRS
12/21/2017 11:05:08 AM 3 pgs
Fees: $18.00 Taxes: $370.37
20171221-0130019

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BVF-17-04919

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
1 PUBLIC HOMES, LLC	1 PUBLIC HOMES, LLC	04302001900
5133 HARDING PIKE SUITE B10 PMB185 NASHVILLE, TN 37205	5133 HARDING PIKE SUITE B10 PMB185 NASHVILLE, TN 37205	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated March 30, 2005 and recorded April 5, 2005, at **Instrument Number 20050405-0036660**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **JOHN W. CARTER** ("Borrower") conveyed to JACK CASE WILSON, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on March 30, 2005, (the "Note"), which obligation is presently held by **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2005-11CB)**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of JACK CASE WILSON, said appointment being set forth in **Instrument Number 20171018-0106913** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on November 30, 2017, at 10:00 AM at the Davidson County Historic Courthouse, located in Nashville, Tennessee, such advertisement appearing in said newspaper on November 2, 2017, November 9, 2017, November 16, 2017, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, on November 30, 2017, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **1 PUBLIC HOMES, LLC** at the price of **One Hundred Thousand One Hundred and 00/100 ($100,100.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of One Hundred Thousand One Hundred and 00/100 ($100,100.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **1 PUBLIC HOMES, LLC** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee,

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and more particularly described as follows, to wit:

TRACT NO. I: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 7 ON THE MAP SHOWING SUBDIVISION OF LOTS 27 AND PART OF LOT 29 IN THE DIXIE PURE FOOD COMPANY`S SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 52, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY HARVEY GEE, SURVEYOR, DATED NOVEMBER 2, 1951, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF SNOW AVENUE (COMMERCE STREET), SAID POINT BEING 164.8 FEET EAST OF THE DIVIDING LINE BETWEEN LOTS NO. 6 AND 7 OF SAID SUBDIVISION; THENCE IN AN EASTERLY DIRECTION ALONG THE MARGIN OF SNOW AVENUE 116.5 FEET TO A POINT; THENCE CONTINUING AROUND A CURVE IN AN EASTERLY AND SOUTHERLY DIRECTION 143.7 FEET TO A POINT; THENCE CONTINUING IN A SOUTHERLY DIRECTION ALONG THE MARGIN OF SNOW AVENUE (KNOX STREET) 30.6 FEET TO A POINT; THENCE SOUTH 82 DEGREES 49 MINUTES WEST 208.2 FEET TO A POINT; THENCE NORTH 15 DEGREES 02 MINUTES WEST 110 FEET TO THE SOUTHERLY MARGIN OF SNOW AVENUE, THE POINT OF BEGINNING.

TRACT NO. II: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 7 ON THE MAP SHOWING SUBDIVISION OF LOTS 27 AND PART OF LOT 29 IN THE DIXIE PURE FOOD COMPANY`S SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 52, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, SAID PIN BEING N 16 DEG. 40` WEST 145 FEET ALONG THE WEST MARGIN OF SNOW AVENUE, FORMERLY KNOX STREET; FROM THE COMMON CORNER OF LOTS 7 AND 8 OF SAID SUBDIVISION; THENCE SOUTH 82 DEG. 12` WEST 208.4 FEET TO AN IRON PIN; THENCE NORTH 15 DEG. 09` WEST 10.3 FEET TO AN IRON PIN; THENCE NORTH 82 DEG. 49` EAST 208.2 FEET TO AN IRON PIN; THENCE SOUTH 16 DEG. 40` EAST 8.4 FEET TO AN IRON PIN; THENCE N. 16 DEG. 40` WEST 145 FEET ALONG WEST MARGIN OF SNOW AVENUE TO THE POINT OF BEGINNING.

The source of title is recorded at 20050405-0036659, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 1117 SNOW AVE, 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, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

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

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The Property is conveyed AS IS WHERE IS, without representations 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.

WITNESS the signature of the Substitute Trustee this 1st day of December, 2017.

Rubin Lublin TN, PLLC

_____

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Valencia Reid, of the state and county aforesaid, personally appeared, Victor Kang, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, this 1st day of December, 2017.

_____

Notary Public

VALENCIA M. REID NOTARY PUBLIC FULTON COUNTY, GA EXPIRES GEORGIA April 20, 2021

My commission expires:

April 20, 2021

STATE OF _____)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $ _____.

WITNESS my hand this ___day of _____, 20___.

_____

Printed Name: Grantee/Agent

Sworn to and subscribed
before me this ___day of _____, 20___.

_____

Notary Public

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 100,100.00
Dale Pino, Affiant
Subscribed and sworn before me this the
21 Day of Dec., 2017.
A. Goodman, Deputy Register