Bill Garrett Davidson County
Batch# 79723 DEEDTRS
04/11/2018 10:21:59 AM 3 pgs
Fees: $18.00 Taxes: $447.33
20180411-0034039

PREPARED BY AND RETURN TO:
Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 32312
TDP File No.: 17-010032

SUBSTITUTE TRUSTEE'S DEED

This instrument made this 15th day of March, 2018, by and between **Padgett Law Group,** Substitute Trustee, and **Andy Regg.**

WITNESSETH:

THAT, WHEREAS, on July 28, 2015, Adrea Lunsford duly executed and acknowledged a Deed of Trust, as recorded in **Instrument No. 20150803-0076426** ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to Eric Heath, Trustee for Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Highlands Residential Mortgage, LTD., the hereinafter described real estate, to secure payment of an indebtedness and the performance of the obligations therein mentioned, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

Legal of the Property: Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Gatewood, Section 1, as of record in Book 3300, Pages 47-52, inclusive, Register's Office of Davidson County, Tennessee. Said Lot No. 140 fronts 82 feet on the Easterly side of Gates Road and run back 163.4 feet on the Northerly line and 146 feet on the Southerly line, to a dead line in the rear on which it measures 85 feet.

The last Deed of record is Warranty Deed recorded in Instrument No. 20150803-00764425 of record in the Register's Office of Davidson County, Tennessee

Street Address: The street address of the property is believed to be 410 Gates Road, Goodlettsville, TN 37072, but such address is not part of the legal of the property. In the event of any discrepancy, the legal of the property herein shall control.

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, Padgett Law Group, was appointed and designated Substitute Trustee under the aforesaid Deed of Trust pursuant to an instrument of record in **Instrument No. 20171222-0130677,** in the aforesaid Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the owner and/or holder of said obligations directed the Substitute Trustee to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, the Substitute Trustee did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper of general circulation/published in Davidson County, Tennessee, to-wit, The Ledger, giving the time, place and terms of said sale. Such advertisement appearing in said newspaper on January 12, 2018, January 19, 2018, and January 26, 2018; and

WHEREAS, pursuant to T.C.A. § 35-5-101, Notice of the Foreclosure Sale including date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center website 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 therein contained.

WHEREAS, on the 15th day of March, 2018, at the hour of 10 o'clock A.M. local time, at the front entrance of the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, Davidson County, Tennessee, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction to the last, highest and best bidder, and being cried for a reasonable time, was finally sold to Andy Regg at a bid of **$120,901.00**, being the highest and best bid, which purchase price was paid to the undersigned Substitute Trustee and then applied by said Substitute Trustee as directed and provided in said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, Padgett Law Group, as Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto **Andy Regg** the real estate hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and warrants the title to the aforesaid real property against the lawful claims of all persons claiming through and under said makers, as such Substitute Trustee, but not further or otherwise.

This conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, building lines and easements, conditions, restrictions, any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes, and any other matter of record.

IN WITNESS WHEREOF, Padgett Law Group, Substitute Trustee hereunto set its hand and seal the day and year first above written.

Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, Substitute Trustee

By: _____

Printed Name: **Brendon Kuhlman**

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, personally appeared **Brendon Kuhlman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be an authorized signatory of Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, the within bargainor, and that he/she as such authorized signatory, executed the foregoing Instrument for the purpose therein contained, by signing the name of Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association.

WITNESS my hand, at office, this 19th day of March, 2018.

Notary Signature: _____

My Commission Expires: 07/03/21

PATRICIA MARCHBANKS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 7-3-2021

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$120,901.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SHELBY

Subscribed and sworn to before me on the date written above.

Notary Signature:

My Commission Expires: 10-19-2024

LISA MCCREARY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PROPERTY ADDRESS: 410 Gates Road, Goodlettsville, TN 37072

Responsible Taxpayer and Property Owner:

Andy Regg
121 Hidden Pt
Hendersonville, TN 37075

Map/Parcel Number: 033 08 0 052.00