Bill Garrett Davidson County
Batch# 80967 DEEDTRS
04/16/2018 09:45:45 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20180416-0035366

FILE NO.: 15-03226

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, James L. Johnson and Cynthia Johnson conveyed to Duke Title and Escrow as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Midwest Mortgage Capital, LLC, 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 October 22, 2008 and recorded on November 3, 2008 in Instrument No. 20081103-0109314, 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 **U.S. Bank National Association**; and

WHEREAS, U.S. Bank National Association, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20180130-0009266 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 March 1, 2018, March 8, 2018, and March 15, 2018; 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 March 29, 2018 at 10:00AM to the highest and best bidder for cash, at which sale 1 PUBLIC HOMES LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $200,000.00; and

WHEREAS, State Tax Lien(s) have been filed by the Tennessee Department of Revenue against the subject property in the Register's Office of Davidson County, Tennessee, at Instrument No.200912210116008 and

WHEREAS, 1 PUBLIC HOMES LLC 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 1 PUBLIC HOMES LLC 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 1 PUBLIC HOMES LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79, Joywood, as shown on plat of record in Plat Book 974, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James L. Johnson and Cynthia Johnson by Quitclaim Deed from James L. Johnson of record in Instrument #20070222-0021887, Register's Office for Davidson County, Tennessee, dated February 5, 2007 and recorded February 22, 2007.

Being the same property conveyed to James L. Johnson, unmarried, by Warranty Deed from Wil-Mar Enterprises and Wilbert E. Brooks and wife, Zeneida Brooks, of record in Book 8513, Page 321, Register's Office for Davidson County, Tennessee, dated December 18, 1991 and recorded December 23, 1991

This is improved property known as 423 Edwin Street, Nashville, Tennessee 37207.
Map 071-08-0 Parcel 299.00

Property commonly known as: 423 Edwin Street, Nashville, TN 37207.

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 Jason Holley** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 9 day of Apr. 1, 2018.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Jason Holley
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Jason Holley, 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 $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jason Holley - as Agent

Subscribed and sworn to before me on this 9 day of April, 2018.

Notary Public

My Commission Expires: June 19, 2021

DEANNA BARBER NOTARY PUBLIC DEKALB COUNTY, GEORGIA

Brock & Scott File No.: 15-03226
Property Address: 423 Edwin Street, Nashville, TN 37207
Tax Parcel I.D. No.: 07108029900
Property Owner and Tax Notices:
1 PUBLIC HOMES LLC
7051 HWY 70 SOUTH 315
Nashville, TN 37221