Name and address of new owner:
Habitat for Humanity of Greater Nashville
414 Harding Place, Ste 100
Nashville, TN 37211

Bill Garrett Davidson County
Batch# 81281 DEEDTRS
04/16/2018 12:09:49 PM 3 pgs
Fees: $18.00 Taxes: $55.97
20180416-0035504

Send Tax Bills:
Habitat for Humanity of Greater Nashville
414 Harding Place, Ste 100
Nashville, TN 37211

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

MAP/GROUP/PARCEL: 050-11-O-A-051.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 24, 2010, of record at Instrument No.: 20100701-0051537, Register's Office, Davidson County, Tennessee, **Jennifer Cummins**, conveyed to B. Anthony Saunders, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Habitat for Humanity of Greater Nashville; and,

WHEREAS, by instrument recorded at Instrument No.: 20180307-0021636, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 24 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of March 23, March 30, and April 6, 2018 stating that on **Monday, April 16, 2018 at Noon** in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 501 Broadway, Downtown Nashville, Tennessee said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Habitat for Humanity of Greater Nashville**, its successors and assigns for **$15,125.86**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Habitat for Humanity of Greater Nashville**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee being Lot No. 51 as shown on the map entitled Timberwood Cluster Lot Development of Record as Instrument Nos. 20080211-0013669 through 20080211-0013671, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.
>
> DEED REFERENCE:
> Being the same property conveyed to Jennifer Cummins, an unmarried person, from Nashville Area Habitat for Humanity, Inc. by special warranty deed of record as Instrument No. 20100701-0051533, said Register's Office.
>
> This description was taken from the deed of trust being foreclosed on of record at Instrument No. 20100701-0051537, said Register's Office.
>
> MAP/GROUP/PARCEL: 050-11-O-A-051.00
> PROPERTY ADDRESS: 3029 Barbara Lynn Way, Nashville, TN as shown on the tax maps of Assessor of Property for Davidson County, TN.

This property is sold **SUBJECT** to a first mortgage securing 3029 Barbara Lynn Way, Nashville, TN 37207 in favor of Habitat for Humanity of Greater Nashville by merger with Nashville Area Habitat for Humanity, Inc. in the original principal amount of $94,425.00, of record at Instrument No. 20100701-0051534 and assigned to Tennessee Housing Development Agency of record at Instrument No. 20100701-0051535, said Register's Office; a second mortgage securing 3029 Barbara Lynn Way, Nashville, TN 37207 in favor of Habitat for Humanity of Greater Nashville by merger with Nashville Area Habitat for Humanity, Inc. in the original amount of $20,000.00, of record at Instrument No. 20100701-0051536 as well as any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office, including but not limited to Restrictive Covenants recorded at Instrument Nos.: 200802110013672, 201002020008170, 201003160019843, 201009100072176 and 2010009290077630 as well as a Right of Way recorded at Instrument No.: 200705010051523 said Register's Office as well as any and all unpaid real estate taxes; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 16th day of April, 2018.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 16th day of April, 2018.

Notary Public

KELLIE RILEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$15,125.86**.

Affiant

Subscribed and sworn before me, this 16th day of April, 2018.

Notary Public

KELLIE RILEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10-20-2019

DGM File #71730