Name and address of new owner:
Helen Rose
P.O. Box 90024
Nashville, TN 37209

Send Tax Bills:
Helen Rose
P.O. Box 90024
Nashville, TN 37209

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

Bill Garrett Davidson County
Batch# 81876 DEEDTRS
04/17/2018 12:10:23 PM 3 pgs
Fees: $18.00 Taxes: $599.94
20180417-0036115

MAP/GROUP/PARCEL: 114-00-0-260.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 12, 2016, of record at Instrument No.: 20160127-0007926, Register's Office, Davidson County, Tennessee, **Jack McCalla Myers, Trustee of the Myers Family Trust dated July 1, 2013**, conveyed to James R. Tomkins, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Helen Rose; and,

WHEREAS, by instrument recorded at Instrument No.: 20170922-0097387, 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 25 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *Davidson AM, a division of The Tennessean*, 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 **Tuesday, April 17, 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, 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 **Helen Rose**, its successors and assigns for **$162,147.14**, 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 **Helen Rose**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on north side of the Sullivan Hollow Road. Being a portion of the W.F. McCord farm, of record in Book 1281, Page 97, R.O.D.C., Tennessee. Surveyed the 25th day of May 1971 by S.H. Hutchison as follows:

Beginning at a point in the Sullivan Hollow Road, the south easterly corner of the Danny Beasley lot, stake in line on northerly margin of road; Thence with the Danny Beasley easterly line, North 27° west 417 feet to a stake in an old field, the northeast corner of said lot; Thence with said lot, South 59° west 210 feet to a stake in the Clift Demoss farm and fence; Thence with said lien and a fence, North 29° west 495 feet to a corner fence post, Sassafras pointer; Thence with a fence, North 80°west 314 feet more or less to a corner fence post, the south east corner of a 13 acre tract; Thence with said 13 acre tract, North 24°west 760 feet to a fence in the Paul Richardson farm; Thence with said farm North 64° east with a fence 349 feet to his corner in the J.P. Jordan line, formerly a Red Oak Tree; Thence with the Jordan line as follows, South 35° east 335 feet to an Elm at the fence corner; South 85° east 298 feet more or less to a stake in the fence; The northwest corner of Buford Morgan's 8.35 acre tract, Sassafras pointer; Thence with Morgan's line and a fence as follows: South 16° east 52.6 feet to a stake; South 24° east 208 feet to a small Elm tree; South 26° east 214.5 feet to a double Persimmon tree in fence; South 32° east 95.7 feet to a corner fence post; Thence south 44°east 465 feet more or less to a stake in Morgan's line; Thence leave the Morgan line, South 42°west 125 feet to a stake with a Black Locust pointer; Thence south 46° east 308 feet to a point in Sullivan Hollow Road, stake in line on north margin of said road; Thence with the road, South 62°west 305 feet to point of beginning. Containing 17.75 acres, being the same, more or less.

DEED REFERENCE:
Being the same property conveyed to Jack McCalla Myers, Trustee of the Myers Family Trust dated July 1, 2013, by deed from Helen M. Rose, of record in Instrument No.: 20160127-0007925, dated January 12, 2016, said Register's Office.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record at Instrument No.: 20160127-0007926, said Register's Office.

TAX MAP-PARCEL NO.: 114-00-0-260.00
PROPERTY ADDRESS: 7669 Old Charlotte Road, Nashville, Tennessee, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; 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 17th 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 17th 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 **$162,147.14**.

Affiant

Subscribed and sworn before me, this 17th day of April, 2018.

Notary Public

KELLIE RILEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10-20-2019

DGM File #73972