PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
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Charlotte, NC 28216
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Bill Garrett Davidson County
Batch# 88132 DEEDTRS
05/04/2018 09:37:02 AM 3 pgs
Fees: $18.00 Taxes: $534.65
20180504-0042606

S&I:17-113938
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 12, 2003, recorded in Instrument No. 20030404-0044684; and reformed by Order recorded September 25, 2017 in Instrument # 20170925-0097955, in the Register's Office of Davidson County, Tennessee, Dorothy E. Hamilton conveyed to Lenders Express Title & Escrow, Inc, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in 201803220027181, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the Nashville Ledger such advertisement appearing in said newspaper on March 30, 2018, April 6, 2018, April 13, 2018 by which advertisement the sale was appointed to be held on April 25, 2018, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 1:00 PM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the 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 (DMDC) 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 of 50 U.S.C. § 501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to 1 Public Homes, LLC for the sum of $144,501.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, 1 Public Homes, LLC, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by 1 Public Homes, LLC the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Ingle, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said 1 Public Homes, LLC, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

All that certain parcel of land situated in city of Nashville, being known as Lot 231 and a portion to the rear of Lot 231, Section 10, Enchanted Hills Subdivision, Book 4460, Page 39, and being more fully described in Deed Book 10166, Page 780, Recorded on 08/26/96 among the land records of Davidson County, TN.

BEING the same property conveyed to Irene Myers and Dorothy E. Hamilton by Warranty Deed from Ray Mercer and wife, Sylvia K. Mercer, dated 12/01/1987, recorded 12/21/1987, in Book 7416, Page 133, Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Charles R. Hamilton, as to an undivided one-half (1/2) interest, by Quitclaim Deed from Irene Myers, dated 09/01/1999, recorded 09/23/1999, in Book 11672, Page 480, Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Irene Myers, as to an undivided one-half (1/2) interest, by Quitclaim Deed from Charles R. Hamilton, dated 07/11/00, recorded 07/12/00, as

AMNUIJGKHMHJBLEPHIELGK
ALMCPJPEPEJOLEHEGMONMK
AMOJODMFAIAJBONENGKGCK
ALIPDLJGNFELJELOBEAODK
ALPGCBIDOHCKCFHFIIINCK
DLLDOLDLLDLDODLLLLLODL

Document No. 200007120069025, Davidson County, Tennessee.

The said Irene Myers now being deceased leaving 1/2 interest to Dorothy E. Hamilton as Tenant in Common and Source 20000712 0069025 1/2 interest to Dorothy E. Hamilton as her only surviving heir.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20030404-0044684; and reformed by Order recorded September 25, 2017 in Instrument # 20170925-0097955, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quitclaim Deed Instrument# 200007120069025, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto 1 Public Homes, LLC, his/her/their/its successors and assigns, in fee simple forever, to whom the said Shapiro & Ingle, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Ingle, LLP, Substitute Trustee, has hereunto set its hand and seal this Second day of May, 2018.

Shapiro & Ingle, LLP

By:_____
Jonathan Davis
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 2nd day of May, 2018, before me, a Notary Public, in and for said State and County, personally appeared Jonathan Davis, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Ingle, LLP, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

PATTY SMITH
NOTARY PUBLIC
Stanly County
North Carolina
My Commission Expires March 26, 2023

My commission expires:
March 26, 2023

Notary Public
Patty Smith

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $144,501.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jonathan Davis
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

PATTY SMITH
NOTARY PUBLIC
Stanly County
North Carolina
My Commission Expires March 26, 2023

My commission expires:
March 26, 2023

Notary Public
Patty Smith

PROPERTY ADDRESS: 116 Queens Ln, Nashville, Tennessee 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
1 Public Homes, LLC
7051 HWY 70 South - 315
Nashville, TN 37221

S&I File #17-113938
Map & Parcel -058 14 0 179.00

RETURN TO: Fidelity Home Co.
7051 hwy 70 South 315
Nashville TN 37221

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.