Bill Garrett Davidson County
Batch# 90073 DEEDTRS
05/08/2018 11:01:43 AM 4 pgs
Fees: $23.00 Taxes: $425.50
20180508-0043956

This instrument prepared by:
Edward D. Russell
The SR Law Group
PO Box 128
Mt. Juliet, TN 37121

NO MORTGAGE
New Owner – Send Tax Bills:
Grantee's Address:
Andy Regg
170-D East Main St., PMB 172
Hendersonville, TN 37075

Property Address: 121 Ellington Place, Madison, TN 37115-5151

PARCEL ID: 51-10B 32.00CO

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

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$115,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 2ND day of MAY, 2018.

LISA MCCREARY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Signature: Lisa McCreary
Printed Name: LISA McCREARY
Notary State: TENNESSEE
Commission Exp: 10-19-2021

SUBSTITUTE TRUSTEE'S DEED

This instrument made this 2nd day of May 2018, by and between Edward D. Russell of The SR Law Group, as Substitute Trustee, and Andy Regg, his successors and assigns.

WHEREAS, on April 25, 2007, DATA SEARCH was named Trustee in a Deed of Trust of even date, executed by ROSLYN HARRIS-GREGORY and ROBIN A. ALLEN, as joint tenants with right of survivorship, conveying to the Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $83,856.55, principal, said Deed of Trust being recorded at Instrument No. 20070427-0050391, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, U.S. Bank Trust National Association, as Trustee of the Igloo Series II Trust, by BSI Financial Services, its Attorney-in-fact appointed Edward D. Russell of The SR Law Group as Substitute Trustee under said Deed of Trust by instrument of record at Instrument No. 20180315-0024730, of record in the Register's Office for 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 said Substitute Trustee was requested to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the notice required by Tenn. Code Ann. § 35-5-101, *et seq.*, having been met; said Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications in The Tennessean, a newspaper of general circulation in Davidson County, Tennessee, on April 6, 13, and 20, 2018, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust; and

WHEREAS, the borrowers under said Deed of Trust were not members of the Armed Forces of the United States of America and were not members of the Armed Forces for at least the twelve (12) months prior to the date of the foreclosure sale described below, as such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C. § 501, *et seq.*, (the Service members Civil Relief Act); and

NOW THEREFORE, pursuant to said advertisement, on April 30, 2018 at 10:00 A.M., local time, at the Bridgestone Arena, Nashville, Tennessee, Edward D. Russell of The SR Law Group, as Substitute Trustee, individually or through his agent, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above-mentioned equities as provided in said Deed of Trust, at which Andy Regg submitted the highest and best bid, in the amount of $115,000.00, it being the best and highest bid.

Should the U.S. Department of Treasury or the IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development be listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property by 26 U.S.C. § 7435 and Tenn. Code Ann. § 67-1-1433.

NOW THEREFORE, in consideration of the premises, Edward D. Russell of The SR Law Group, Substitute Trustee, does hereby sell, transfer, and convey to Andy Regg, his successors and assigns in fee simple, and in bar of all equities above mentioned, the following real property, to wit:

A certain condominium apartment located in Davidson County, Tennessee, described as follows: Unit No. 121, in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominium, a unit plat of which is shown as Exhibit "C," of the Master Deed of record in Book 6984, page 84, Register's Office for said County to which reference is here made for a more particular description, and being part of the land shown on the subdivision of Ellington Place Condominium of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This being the same property conveyed to Roslyn Harris-Gregory and Robin A. Allen from Roslyn Harris-Gregory herein by Deed dated 10/22/04 and recorded 11/3/04 in Instrument No. 20041103-0132754.

Property known as: 121 Ellington Place, Madison, TN 37115

Tax ID No.: 51-10B 32.00CO

Edward D. Russell of The SR Law Group, as Substitute Trustee, conveys to Andy Regg the said property described hereinabove, together with all the rights conveyed to the Substitute Trustee in said Deed of Trust, including such covenants and warranties as the Substitute Trustee may lawfully make, all the actions of the Substitute Trustee in the premises being solely as Substitute Trustee and not otherwise under the power vested in the Substitute Trustee under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at
516 Letcher Avenue,
Lebanon, Tennessee 37087
on this 22 day of May 2018.

Edward D. Russell
The SR Law Group
516 Letcher Avenue
Lebanon, Tennessee 37087
(615) 559-3190
erussell@thesrlawgroup.com

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named Edward D. Russell of The SR Law Group, Substitute Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and

known to be the person described in and who executed the foregoing instrument, being authorized to do so, and acknowledged that such person executed the same as such person's free act and deed for the purposes therein contained.

Witness my hand and seal at office in Lebanon this 2 day of May, 2018.

Notary Public

My Commission Expires: 06/03/2019

KITTY CLUCK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY