THIS INSTRUMENT PREPARED BY:
RICHARD B. MANER, P.C.
5775 Glenridge Drive
Building D, Suite 100
Atlanta, GA 30328

Bill Garrett Davidson County
Batch# 93446 DEEDTRS
05/17/2018 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $367.54
20180517-0047314

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Kerry Jean Colman, A Single Woman, by Deed of Trust (the "Deed of Trust") dated September 29, 2006, of record in Instrument Number 20061004-0123087, Register's Office for Davidson County, Tennessee, conveyed to Southern Land Title, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Mortgage Electronic Registration Systems, Inc., as nominee for FMF Capital LLC, as last transferred to Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass-Through Certificates by assignment recorded in Instrument Number 20160422-0039226, Davidson County, Tennessee records, and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument Number 20180410-0033829, said Register's Office; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the The Tennessean (newspaper) on April 20, 2018, April 27, 2018, and May 04, 2018. The notice requirements of T.C.A. §35-5-117 were satisfied prior to the first publication of the Notice of Substitute Trustee's Sale. The sale was held on 5/10/2018, in Davidson County, Tennessee, in bar of equities of redemption, dower and homestead; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the Register of Deeds Office at the corner of 5th Avenue and Broadway at the front entrance to the Bridgestone Arena 501 Broadway, Davidson County Courthouse in Madison , Tennessee at 12 p.m on May 10, 2018. And Andy Regg (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Ninety Nine Thousand Three Hundred Thirty Seven Dollars And Zero Cents ($99,337.00).

NOW, THEREFORE, Mantenn, LLC in its capacity as Substitute Trustee, and not otherwise, for and in

Our File # MBFC18-053

consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his/her/its heirs, representatives, successors, and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Red Bud Terrace of record in Book 843, Page 41, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kerry Jean Colman, unmarried by warranty deed from Regina F. Baker, married of record in Instrument No. 20061004-0213086 said Register's Office.

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his/her capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Mantenn, LLC, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his/her/its heirs, representatives, successors, and assigns against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 17 day of May, 2018.

Mantenn, LLC

By: _____

Richard B. Maner

Title: Member

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ACKNOWLEDGMENT

STATE OF Georgia
COUNTY OF Cobb

Before me, the undersigned authority, a Notary Public of the aforesaid state and county, personally appeared Richard B. Maner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer of Mantenn, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as member.

WITNESS my hand and official seal at office, this 17 day of May 2018.

Notary Public

My Commission expires:

KATHRYN MCCRARY NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 11, 2019

FORM FOR OATH

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $99,335.89.

Affiant

Subscribed and sworn to before me this 17 day of May 2018.

Notary Public

My commission expires:

KATHRYN MCCRARY NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 11, 2019

PROPERTY ADDRESS:
315 E. Palestine Ave
Madison, TN 37115

ADDRESS NEW OWNER:
Andy Regg
170-D East Main Street, PMB 172
Hendersonville TN 37075

SEND TAX BILLS TO:
Andy Regg
170-D East Main Street, PMB 172
Hendersonville TN 37075

MAP/PARCEL NOS.
052050104.00

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True Copy Certification

I, Sheretha M. Edwards do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheretha M. Edwards
Signature

State of Georgia
County of Cobb

Personally appeared before me, Kathy McCrary, a notary public for this county and state, Sheretha M. Edwards who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kathryn McCrary
Notary's Signature
My Commission Expires: 5/11/2019
Notary' Seal (if on paper)

KATHRYN MCCRARY NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 11, 2019