PREPARED BY:
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Bill Garrett Davidson County
Batch# 98687 DEEDTRS
05/31/2018 04:22:30 PM 3 pgs
Fees: $18.00 Taxes: $37.00
20180531-0052045

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 6, 2004, recorded in Instrument No. 20040414-0041790 Davidson County, Tennessee Register of Deeds. R. Mark Hemphill, conveyed to James C. Dale III, 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20180411-0034271 Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on May 17, 2018 at the Davidson County Courthouse in Nashville, Tennessee, at 10 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Mitch Kinder Development LLC, whose address is 5521 Hawks Landing Drive, Arrington, Tennessee 37014, at and for the sum of Ten Thousand Dollars ($10,000.00), that being the highest and best bid offered; and,

WHEREAS, the purchaser, Mitch Kinder Development 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 Mitch Kinder Development LLC, the sum of money so paid, Ten Thousand Dollars ($10,000.00), receipt of which is hereby acknowledged, the undersigned, Thomas Longaberger, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Mitch Kinder Development LLC, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Davidson County, Tennessee, to-wit:

Land in the 13th, formerly the 23rd, Civil District of said County and state, being part of Lot No. 2 on the plan of the lands of Richard Hyde, deceased as of record in Minute Book II, pages 118, and 119, County Court for said County, described according to a survey made by Watkins and Murray, Surveyors, January 5, 1948, as follows:

Beginning on the easterly margin of Stewart Lane or Cato Road at a stake the northwest corner of the property conveyed to Thomas M. Pritchett by deed from Charles M. Stevens and wife, of record in Book 1341, page 104, Register's Office for said County; thence with Pritchett's northerly line south 83 deg. 10' east 603.8 feet to a stake in J.J. Holzapfel's westerly line; thence with said line north 33 ½ degrees west 129.9 feet to a stake; thence north 83 deg. 10' west 519 feet to a stake in the easterly margin of said Stewart's Lane or Cato Road; thence with said Lane or Road south 6 ½ degrees west 100 feet to the beginning.

Being all or part of the same property conveyed to Richard Davidson by Warranty Deed of record in Book 11561, Page 114 in the Davidson County Register's Office.

This legal description is identical with that in Deed of Trust recorded in instrument number 20040414-0041790 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in instrument number 20040414-0041790, in the Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

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 Mitch Kinder Development LLC, its successors and assigns, in fee simple forever, to whom the said Thomas Longaberger, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Thomas Longaberger, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Thomas Longaberger, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 30th day of May 2018, 2018, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Thomas Longaberger, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

11/5/2019
My commission expires:

Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 $10,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the 30th, day of May, 2018.

Notary Public

11/5/19

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

PROPERTY ADDRESS:
Parcel ID Number: 0691500 26.00
Address/Description: 1514 E Stewarts Lane
Nashville, TN 37216

RETURN TO:

Mitch Kinder Development LLC
5521 Hawks Landing Drive
Arrington, Tennessee 37014

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Mitch Kinder Development LLC
5521 Hawks Landing Drive
Arrington, Tennessee 37014

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212