batch# 99863 DEEDTRS
06/04/2018 01:36:00 PM 3 pgs
Fees: $18.00 Taxes: $738.89
20180604-0053056

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Michelle Leah Conviser, Douglas W. Conviser

GRANTEE(s)
1 Public Homes LLC

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(501)219-9388

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 199.100 ECS **, Affiant**
Subscribed and sworn before me this the
4 **Day of** June **, 20**18 **.**
ReAnn Lakelitt **, Deputy Register**

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 26, 2004 and recorded April 2, 2004, Document No. 20040402-0037370, and modified on November 23, 2015, Document No. 2015112300118586, in the Register's Office of Davidson County, Tennessee, Michelle Leah Conviser and Douglas W. Conviser conveyed to David R. Wilson, as Trustee for Chase Manhattan Mortgage Corporation, 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, JPMorgan Chase Bank, National Association has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on April 2, 2018, Document No. 20180402-0030180 in the Register's Office of 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 JPMorgan Chase Bank, National Association has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement was advertised a total of three times, prior to May 24, 2018;

WHEREAS, pursuant to the attached Department of Defense DMDC status report, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

WHEREAS, pursuant to said advertisement and notice, on May 24, 2018; in Nashville, Tennessee, 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 1 Public Homes LLC, at and for the sum of $199,700.00, that being the highest and best bid offered; and

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

NOW, THEREFORE, in consideration of the premises and the payment by 1 Public Homes LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said 1 Public Homes LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot Number 38 as shown on the Bayview Estates, Phase Six, a Planned Unit Development, of record in Instrument Number 20020102-0000486, Register's Office for Davidson County, Tennessee, to which plan is hereby reference for a more complete and accurate legal description. Subject to Restrictions of record in Book 10323, page 55, Book 10727, page 268, Book 11019, page 911, Book 11251, page 126, and in Book 11271, page 163; By-Laws of record in Book 10323, page 86; Landscape Agreement as set out in Book 10339, page 298; Easements of record in Book 3708, page 237, Book 7830, page 233, Book 10085, page 576, and in Book 10339, page 233; Easement for Bell South of record in Book 11762, page 271; Conveyance of Common Areas of record in Instrument Numbers 20000710006826l and 20020104-0001404, all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas W. Conviser and Michelle Leah Conviser, by

Warranty Deed, recorded on October 14, 2002, at Instrument No. 20021014-0125744, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 3116 Demetros Place, Nashville, TN 37217.

Tax Parcel No.: 136 05 0A 081.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto 1 Public Homes LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 21 day of May, 2018.

Wilson & Associates, PLLC

By: _____
Courtney Miller
Wilson & Associates, PLLC
TN Bar # 035507

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Courtney Miller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 29 day of May, 2018.

_____
Notary Public

My Commission Expires: 7/12/2021

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735

FORM FOR OATH

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

EXECUTED on this _____day of _____, _____

_____
1 Public Homes LLC

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

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

483-3439077-703