Bill Garrett Davidson County
Batch# 100911 DEEDTRS
06/06/2018 08:46:38 AM 3 pgs
Fees: $18.00 Taxes: $423.65
20180606-0054079

FILE NO.: 18-03208

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Ste 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Robert D. Read conveyed to CTC Real Estate Services as Trustee for the benefit of Mortgage Electronic Registration Systems Inc., as nominee for Countrywide Home Loans, Inc., the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated April 7, 2006 and recorded on April 26, 2006 in Instrument No. 20060426-0047459, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America**; and

WHEREAS, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20180410-0033657 in the Office of the Register of Deeds 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 the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on May 3, 2018, May 10, 2018, and May 17, 2018; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on May 24, 2018 at 10:00AM to the highest and best bidder for cash, at which sale 1 PUBLIC HOMES LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $114,500.00; and

WHEREAS, 1 PUBLIC HOMES LLC has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by 1 PUBLIC HOMES LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto 1 PUBLIC HOMES LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

All that certain parcel of land situate in the County of Davidson, Tennessee, being described as follows:

Lot 18A on the plan of Zone Lot Division of Lots 1 thru 10, 15 thru 24 and 51 thru 60, Heritage Place of record in Book 5200, page 628, as amended in Book 6250, page 632, Register's Office for said County, Tennessee.

Said Lot No. 18A fronts 17.50 feet on the southerly margin of Amquiwood Court and extends back 129.56 feet on the westerly line, which is a broken line, and 132.09 feet on the easterly line to a dead line in the rear, measuring 28.38 feet thereon.

Being the same property as conveyed from Chester D. Campbell to Robert D. Read, as described in Book 10244 Page 504, Dated 10/24/1996, Recorded 10/31/1996 in DAVIDSON County Records.

Tax ID: 42-08-62

Property commonly known as: 529 Amquiwood Court, Madison, TN 37115.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where express or implied. Without limiting the foregoing THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN TESTIMONY WHEREOF, **Attorney Patrick Taggart** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 29 day of May, 2018.

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Patrick Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Patrick Taggart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

Notary Public

My Commission Expires: June 19, 2021

DEANNA BARBER NOTARY PUBLIC DEKALB COUNTY, GEORGIA

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $114,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair ~~and voluntary~~ sale.

Patrick Taggart - as Agent

Subscribed and sworn to before me on this 29th day of May, 2018.

Notary ~~Public~~

My Commission Expires: June 19, 2021

DEANNA BARBER NOTARY PUBLIC DEKALB COUNTY, GEORGIA

Brock & Scott File No.: 18-03208
Property Address: 529 Amquiwood Court, Madison, TN 37115
Tax Parcel I.D. No.: 042 08 0 062.00
Property Owner and Tax Notices:
1 PUBLIC HOMES LLC
7051 HWY 70 SOUTH 315
Nashville, TN 37221