This instrument prepared by:
L. Gino Marchetti, Jr.
TAYLOR, PIGUE, MARCHETTI & BLAIR, PLLC
2908 Poston Avenue
Nashville, Tennessee 37203

TRUSTEE'S STAMP OR STICKER:

Bill Garrett Davidson County
Batch# 111131 DEEDTRS
06/29/2018 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $577.20
20180629-0063427

# SUCCESSOR TRUSTEE'S DEED

L. Gino Marchetti, Jr.,
Successor Trustee

NEW OWNER and
SEND TAX BILLS TO:

1 Public Homes LLC
7051 Highway 70 South -315
Nashville, TN 37221

Map/Parcel 052 03 0 053.00

WHEREAS, Walter E. Odom, III, an unmarried person (hereinafter "Buyer") executed a Deed of Trust dated the 3rd day of May, 2000, of record in Instrument No. 20000517-0049434 in the Register's Office for Davidson County, Tennessee, conveying to Bonnette A. Dawson, Trustee, the property hereinafter described to secure an indebtedness evidenced by a Promissory Note payable to the order of Old Hickory Credit Union, and hereinafter referred to as the "Deed of Trust;" and,

WHEREAS, L. Gino Marchetti, Jr. was appointed Successor Trustee by Bonnette A. Dawson, Trustee, conveying all rights, powers and privileges of the original trustee as named in the Deed of Trust, said appointment of record in Instrument No. 20120521-0044006, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default having occurred in the performance of the terms of said Promissory Note and said Deed of Trust securing the same, Old Hickory Credit Union, in accordance with the provisions therein, declared the entire indebtedness due and payable and requested the Successor Trustee, the Grantor herein, advertise and sell the property; and,

WHEREAS, pursuant to T.C.A. § 35-5-177, a Notice of Right of Foreclosure was mailed to the last known mailing address of Buyer on December 19, 2017; and,

WHEREAS, acting pursuant to the demand made by Old Hickory Credit Union, owner and holder of the indebtedness, and acting pursuant to the power and authority vested in the Trustee under the

Deed of Trust and the Appointment of Successor Trustee, L. Gino Marchetti, Jr., Successor Trustee, duly advertised and sold the property herein described at the Davidson County Courthouse, at 1 Public Square, Nashville, Davidson County, Tennessee, on June 29, 2018 at 10:30 a.m., local time, to the highest and best bidder for cash, at which sale the same was bid in and sold to 1 Public Homes LLC at and for the sum of One Hundred Fifty-Six Thousand, One Dollar and No Cents ($156,001.00), the receipt of which is hereby acknowledged.

NOW, THEREFORE, L. Gino Marchetti, Jr., Successor Trustee, has this day bargained and sold and by these presents does hereby transfer and convey unto 1 Public Homes LLC, its successors and assigns, forever, the following tract or parcel of land situated and lying in Davidson County, Tennessee, more particularly described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, and being described according to a survey by R. L. Montoya Land Surveying, Inc. TN R.L.S.N. 697, dated April 24, 2000, as follows:

BEGINNING at a point in the East boundary of Farris Avenue; thence running in an Easterly direction 181.0 feet to a point; thence in a Northerly direction 50 feet to a point; thence South 87 deg. 31 min. 00 sec. East 95.04 feet to a point in the Southeastern corner of the herein-described property; thence with the Eastern boundary of said property North 3 deg. 18 min. 00 sec. East 176.5 feet to a point; thence with the Northern boundary of said property North 85 deg. 6 min. 00 sec. West 193.50 feet to a point in the West boundary, the same being the Northwest corner of the herein-described property and the East boundary of Farris Avenue, thence with the Eastern boundary of Farris Avenue and the West boundary of the herein-described property along the curve of Farris Avenue 203.64 feet to the point of beginning.

BEING the same property conveyed to Walter L. Odom, III by Quitclaim Deed of Correction of record as Instrument No. 20000502-0043566, Register's Office of Davidson County.

Upon information and belief, the address of this property is 413 Farris Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belongs, unto the said 1 Public Homes LLC, its successors and assigns, in fee simple, forever.

I further transfer, assign, and convey unto 1 Public Homes LLC, its successors and assigns, all the rights and benefits of the covenants and warranties set forth in the aforesaid Deed of Trust executed to me as Successor Trustee only, and not otherwise. It is the intention of the Successor Trustee to convey no greater title to the subject real property than received as Successor Trustee.

This conveyance is made subject to all matters shown on any applicable recorded Plat or Plan; any real property taxes which exist as a lien against said property, including without limitation city and county property taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior mortgages, liens or

encumbrances that may exist against the property. This conveyance is also subject to any matter that an accurate survey of the premises might disclose and/or any tenant(s) rights in possession.

WITNESS MY SIGNATURE hereto this 29th day of June, 2018.

L. Gino Marchetti, Jr., Successor Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, L. Gino Marchetti, Jr., Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of June, 2018.

NOTARY PUBLIC

ASHLEY JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/5/2020

**AFFIANT STATEMENT**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $156,001.00.

L. Gino Marchetti, Jr., Affiant

SWORN AND SUBSCRIBED to before me this 29th day of June, 2018.

NOTARY PUBLIC

ASHLEY JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/5/2020