Name and address of new owner:
1 Public Homes, LLC
7051 Highway 70 South, #315
Nashville, TN 37221

Send Tax Bills:
1 Public Homes, LLC
7051 Highway 70 South, #315
Nashville, TN 37221

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

Bill Garrett Davidson County
Batch# 112358 DEEDTRS
07/03/2018 12:51:02 PM 3 pgs
Fees: $18.00 Taxes: $139.79
20180703-0064532

MAP/GROUP/PARCEL: 060-16-0-106.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated November 21, 2005, of record at Instrument No.: 20051202-0144835, Register's Office, Davidson County, Tennessee, **Lawrence Mellion, III and wife, Sondra Simmons-Mellion** conveyed to Infinity Title, LLC, of Davidson County, Tennessee, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, said Deed of Trust was last assigned to Silverwood Capital, LLC – Series O by instrument of record at Instrument No.: 20160808-0081759, said Register's Office; and

WHEREAS, by instrument recorded at Instrument No.: 20161206-0127903, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of June 8, June 15, and June 22, 2018 stating that on **Friday, June 29, 2018 at Noon** in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 501 Broadway, Nashville, Tennessee said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **1 Public Homes, LLC**, its successors and assigns for **$37,780.00**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **1 Public Homes, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Being Lot No. 288, Final Plan of Joywood Heights, Section 2, of record in Book 1130, Page 92 and 93, Register's Office for Davidson County, Tennessee.

DEED REFERENCE:
Being the same property conveyed to Lawrence A. Mellion, III on 02/21/00, by deed from Beverly Ann Swafford, filed for record on 03/01/00, in Instrument No.: 20000301-0019902, Register's Office for Davidson County, Tennessee.

This description was taken from the deed of trust being foreclosed on of record at Instrument No. 20051202-0144835, said Register's Office.

This property is sold **SUBJECT** to a first mortgage securing 163 Dellway Drive, Nashville, Tennessee in favor of First Franklin a Division of Nat. City Bank of IN in the original principal amount of $88,800.00, of record at Instrument No. 20051202-0144834 and assigned to First Franklin Financial Corporation of record at Instrument No. 20060403-0037719, said Register's Office as well as any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office, including but not limited to ROW of record in Book 4154, Page 46 said Register's Office and Restrictive Covenants of record in Book 1373, Page 98 said Register's Office.

MAP/GROUP/PARCEL: 060-16-0-106.00
PROPERTY ADDRESS: 163 Dellway Dr., Nashville, TN 37207 as shown on the tax maps of Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 29th day of June, 2018.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

KELLIE RILEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$37,780.00**.

Affiant

Subscribed and sworn before me, this 29th day of June, 2018.

Notary Public

KELLIE RILEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10-20-2019

DGM File #74255