Bill Garrett Davidson County
Batch# 117038 DEEDTRS
07/17/2018 12:11:12 PM 3 pgs
Fees: $18.00 Taxes: $488.77
20180717-0069445

Tax Reference: **042-14-0-007.00**
This instrument prepared by:
WINCHESTER, SELLERS,
FOSTER & STEELE, P.C.
P.O. Box 2428
Knoxville, Tennessee 37901
Phone: (865) 637-1980

Responsible Taxpayer and Property Owner:

Name: 1 PUBLIC HOMES, LLC Address: 7051 Highway 70 South 315
City: Nashville State: TN Zip: 37221

I, or we, hereby swear or affirm that the actual consideration for the 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.

Sworn to and subscribed before me, this
_____day of _____, 2018.

_____
Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 132,100
_____, Affiant
Subscribed and sworn before me this the
17 Day of July, 20 18
_____, Deputy Register

SUCCESSOR TRUSTEE'S DEED

This instrument made this 5th day of July, 2018, by and between **ANTHONY R. STEELE**, Successor Trustee, of Blount County, Tennessee, party of the first part, and **1 PUBLIC HOMES, LLC**, party(ies) of the second part.

WITNESSETH:

THAT, WHEREAS, on April 22, 2008, WINFORD MARTIN SHELBY and FRANCES L. SHELBY aka Mary Frances Shelby, husband and wife, duly executed and acknowledged a Deed of Trust, as recorded at **Instrument 20080530-0055182** ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to Jovetta Woodard and Patricia Robinson, Trustee, the hereinafter described real estate, to secure payment of an indebtedness to SunTrust Bank, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

The following real property situated in the County of Davidson and State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 45 on the Plan of Sherry Heights, Section II, of record in Book 2331, Page 69, Register's Office for said County.

Said Lot No. 45 fronts 115 feet on the west side of Rhine Drive and runs back 209.7 feet on the south line and 238 feet on the north line to a dead line in the rear on which it measures 125 feet.

Being the same property conveyed to Winford Martin Shelby and wife, Mary Frances Shelby, by Warranty Deed, from Alan Bubis, Reynold Bubis and Wilma Goldstein Goldberg, as devisee under the Will of Paul Solomon Goldberg, deceased, dated October 6, 1956, recorded October 30, 1956, of record in Book 2599, Page 153 in the Register's Office for Davidson County, Tennessee.

Property Address: 112 Rhine Dr., Madison, Davidson County, TN 37115.
Tax Map Identification No.: 042-14-0-007.00 (However, the property description shall control in the event of any inconsistencies between the description and address or tax identification number).

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, ANTHONY R. STEELE of Blount County, Tennessee, was appointed and designated Successor Trustee under the aforesaid Deed of Trust pursuant to the terms and conditions of said Deed of Trust by the Beneficiary, said Appointment being of record in **Instrument 20180515-0046483** of said Register's Office; and

WHEREAS, default has been made in the payment of the total amount due and payable as provided in the obligations secured by the Deed of Trust, which total amount was past due at the time the foreclosure of said Deed of Trust was begun, and the owner and/or holder of said obligations directed the party of the first part to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, party of the first part did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper published in Davidson County, Tennessee, to-wit, The Davidson AM, giving the time, place and terms of said sale; and

WHEREAS, on the 26th day of June, 2018, at the hour of 10:00 o'clock a.m. local time, at the Courthouse in Nashville, Davidson County, Tennessee, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction FOR CASH to the last, highest and best bidder free from all equitable rights of redemption, statutory right of redemption, homestead, dower, marital share and all other exemptions and redemptive rights of every kind, the same having been waived by the terms of said Deed of Trust, and being cried for a reasonable time, was finally sold to the party(ies) of the second part, at a bid of **$132,100.00** party(ies) of the second part being the highest and best bidder(s), which purchase price was paid to party of the first part and then applied by party of the first part as directed and provided in said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, party of the first part, as Successor Trustee, does hereby grant, bargain, sell, transfer, and convey unto the said party(ies) of the second part the real estate and personal property hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and all persons claiming through and under said makers.

Party of the first part as Trustee, does hereby transfer, assign, and set over unto the party(ies) of the second part, his (their) heirs, executors, administrators, representatives, successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Trustee, but no further or otherwise; provided, however, this conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, conditions, restrictions, and any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, party of the first part has hereunto set his hand and seal the day and year first above written.

ANTHONY R. STEELE, Successor Trustee

STATE OF TENNESSEE)
: ss
COUNTY OF KNOX)

Personally appeared before me, Ashley E. Dykes, a duly commissioned Notary Public in and for the County and State aforesaid, ANTHONY R. STEELE, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 5th day of July, 2018.

Notary Public

My Commission Expires: 4.7.19

ASHLEY E. DYKES
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY