PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216
(704)333-8107
Fax (704)333-8156

Bill Garrett Davidson County
Batch# 124022 DEEDTRS
08/02/2018 10:56:51 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20180802-0075755

S&I:17-110646
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 17, 2006, recorded in Instrument No. 200610240131742, in the Register's Office of Davidson County, Tennessee, James Mazza and Valorie Mazza conveyed to Gregory S. Perrone, Trustee, 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instru# 201703230028330, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the Nashville Ledger such advertisement appearing in said newspaper on April 20, 2018, April 27, 2018, May 4, 2018 by which advertisement the sale was appointed to be held on May 16, 2018 at 12:00 PM, at which time it was announced the sale adjournment to be held on July 20, 2018, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 12:00 PM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Andy Regg and Cornerstone Investments, Inc. for the sum of $800,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Andy Regg and Cornerstone Investments, Inc., has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Andy Regg and Cornerstone Investments, Inc. the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Ingle, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Andy Regg and Cornerstone Investments, Inc., his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Section One Devonshire Manor, of record in Plat Book 5200, Page 122 and 123, Register's Office for said County.

Said Lot No. 23 fronts 176.88 feet on the broken northerly margin of Worchester Drive and extends back 256.55 feet on the easterly line and 256.65 feet on the westerly line to a dead line in the rear, measuring 180.0 feet thereon.

Being the same property conveyed to James Mazza and wife, Valorie Mazza by deed dated 9/21/95 from Robert S. Anderson and spouse, Patricia F. Anderson recorded in Book 9803, Page 236, Register's Office for Davidson County, Tennessee.

AMHIHJGKHMHJBLFOHOCKGK
ALMCPLPFHMJODMPNPGFNK
AMOJODMFAIAJBMCIPNNECK
AUPDUGMFOFKBMOJACHFK
ALPGDOOIOOCFBLONOBBMCK
DLLDLLLLLDLDDLDLLLLDDL

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 200610240131742, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Book 9803 Page 236, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Andy Regg and Cornerstone Investments, Inc., his/her/their/its successors and assigns, in fee simple forever, to whom the said Shapiro & Ingle, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Ingle, LLP, Substitute Trustee, has hereunto set its hand and seal this Twenty-Sixth day of July, 2018.

Shapiro & Ingle, LLP

By:_____
Jonathan Davis
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 26th day of July, 2018, before me, a Notary Public, in and for said State and County, personally appeared Jonathan Davis, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Ingle, LLP, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

_____
My commission expires:
March 26, 2023

_____
Notary Public
Michelle Toney

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2023

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Jonathan Davis
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Subscribed and sworn to before me on the date written above.

_____
My commission expires:
March 26, 2023

_____
Notary Public
Michelle Toney

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2023

PROPERTY ADDRESS: 6412 Worchester Dr, Nashville, Tennessee 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Andy Regg and Cornerstone Investments, Inc.
170D East Main Street, PMB 172
Hendersonville, TN 37075

S&I File #17-110646
Map & Parcel -157 00 0 087.00

RETURN TO:

_____

_____

_____

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.