THIS INSTRUMENT PREPARED BY:
MANER, MARTIN AND BRUNAVS.
5775 Glenridge Drive
Building D, Suite 100
Atlanta, GA 30328

Bill Garrett Davidson County
Batch# 126339 DEEDTRS
08/08/2018 10:32:30 AM 5 pgs
Fees: $28.00 Taxes: $489.15
20180808-0077960

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Harold L. Owens and Jean L. Claybrooks, by Deed of Trust (the "Deed of Trust") dated April 1, 2004, of record in Instrument #20040423-0046303, Register's Office for Davidson County, Tennessee, conveyed to Serenity Title, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Mortgage Electronic Registration Systems, Inc., as nominee for CreveCor Mortgage Inc.. as last transferred to THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for the benefit of the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-5 by assignment recorded in Instrument Number 20120224-0016212 in the Register's Office of Davidson County, Tennessee., and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument #201806080055269, said Register's Office; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust. The notice requirements of T.C.A §35-5-117 were satisfied prior to the first publication of the Notice of Substitute Trustee's Sale; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Tennessean Davidson Wilson on June 22, 2018, June 29, 2018, and July 6, 2018; and by which advertisement the sale was appointed to be held on July, 12, 2018, at 12:00 p.m., at which time it was announced the sale adjournment to August 2, 2018 at 12:00 p.m., at the Davidson County Courthouse in Nashville, Tennessee; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the corner of 5th Avenue and Broadway at the front entrance to The Bridgestone Arena of the Davidson County Courthouse in Nashville, Tennessee at 12:05 p.m. on August 2, 2018; and 1 Public Homes, LLC, (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of One Hundred Thirty Two Thousand Two Hundred Three Dollars And Thirty Seven Cents Dollars ($132,203.37).

NOW, THEREFORE, Mantenn, LLC in its capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his/her/its heirs, representatives, successors, and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, described as follows wit:

Being Lot 242, on the Plan of Madison Park, Section 8, of record in Book 4300, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot 242 fronts 64.6 on the Southerly margin of Beeklea Drive and extends back 147.9 feet on the easterly line and 150.4 feet on the westerly line to a dead line in the rear measuring 64.64 feet thereon.

Being the same property conveyed to Jean L. Claybrooks on July 19, 2000, by Warranty Deed of record in Instrument 2000072870074034 said Register's Office and further conveyed to Jean L. Claybrooks and Howard L. Owens by Quitclaim Deed being recorded simultaneously herewith in Instrument No. 20040423-0046302, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his/her capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Mantenn, LLC, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his/her/its heirs, representatives, successors. and assigns against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 8 day of August, 2015

Mantenn, LLC

By: _____

Richard B. Maner

Title: Member

ACKNOWLEDGMENT

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned authority, a Notary Public of the State of Georgia and County of Cobb, personally appeared Richard B. Maner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer of Mantenn, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as member.

WITNESS my hand and official seal at office, this 5th day of May, 2016.

Notary Public

My Commission expires:

COBB COUNTY GEORGIA KATHRYN MCCRARY NOTARY PUBLIC MY COMMISSION EXPIRES MAY 11, 2019

FORM FOR OATH

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $132,203.37.

Affiant

Subscribed and sworn to before me this 8th day of Nov 2019

Notary Public

KATHRYN MCCRARY NOTARY PUBLIC COBB COUNTY GEORGIA MY COMMISSION EXPIRES MAY 11, 2019

My commission expires:

PROPERTY ADDRESS:
233 Becklea Drive
Madison, TN 37115

ADDRESS NEW OWNER:

c/o Carrington Mortgage Services LLC
1600 South Douglas Road
Anaheim, GA 92806

SEND TAX BILLS TO:
Carrington Mortgage Services LLC
1600 South Douglas Road
Anaheim, GA 92806

MAP/PARCEL NOS.
043 10 0083.00

True Copy Certification

I, Richard B. Maner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Richard B. Maner

State of Georgia

County of Fulton

Personally appeared before me, Lauren M Camp, a Notary Public of the State of Georgia and County of Cobb, Richard B. Maner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary's Seal (if on paper)

COBB COUNTY, GEORGIA
NOTARY PUBLIC
KATHRYN MCCRARY
COMMISSION EXPIRES
MAY 11, 2019