Karen Y Johnson Davidson County
Batch# 139170 DEEDTRS
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Fees: $18.00 Taxes: $681.54
20180911-0089926

FILE NO.: 18-09069

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Ste 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Jimmy Dixon and Mary Dixon conveyed to Dixie With Arnold M. Weiss, Attorney as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for America's Wholesale Lender, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated March 10, 2004 and recorded on March 18, 2004 in Instrument No. 20040318-0031043, subsequently modified by a certain Loan Modification Agreement dated March 17th, 2004 and recorded June 03rd, 2014 in Instrument No. 20140603-0048053 in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **The Bank Of New York Mellon Fka The Bank Of New York As Trustee For The Benefit Of The Certificateholders Of The CWABS Inc., Asset-Backed Certificates, Series 2004-4**; and

WHEREAS, The Bank Of New York Mellon Fka The Bank Of New York As Trustee For The Benefit Of The Certificateholders Of The CWABS Inc., Asset-Backed Certificates, Series 2004-4, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20180723-0071350 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on August 9, 2018, August 16, 2018, and August 23, 2018; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on August 30, 2018 at 10:00AM to the highest and best bidder for cash, at which sale 1 PUBLIC HOMES LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $184,200.00; and

WHEREAS, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, in Instrument No. 20140505-0037757. Notice of the sale was given to the

United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1); and

WHEREAS, 1 PUBLIC HOMES LLC has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by 1 PUBLIC HOMES LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto 1 PUBLIC HOMES LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

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

Being Lot Number 51, on the Plat of Hunters Run, Section 3, of record in Plat Book 9700, page 684, Register's Office, for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jimmy Dixon, unmarried, by virtue of a Warranty Deed dated June 20, 2000, from Jerry Butler Builders, LLC, of record as Instrument No. 20000629- 0064490, Register's Office for Davidson County, Tennessee.

Property commonly known as: 5053 Streamfield Pass, Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where express or implied. Without limiting the foregoing THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN TESTIMONY WHEREOF, **Attorney Patrick Taggart** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 4 day of Sept, 2018.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Patrick Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Patrick Taggart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

Notary Public

My Commission Expires: June 19, 2021

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $184,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patrick Taggart - as Agent

Subscribed and sworn to before me on this 4th day of September, 2018.

Notary Public

My Commission Expires: June 19, 2021

Brock & Scott File No.: 18-09069
Property Address: 5053 Streamfield Pass, Antioch, TN 37013
Tax Parcel I.D. No.: 149 10 0 107.00
Property Owner and Tax Notices:
1 PUBLIC HOMES LLC
5133 HARDING PIKE STE B10 #185
Nashville, TN 37205