Prepared By:
Spragins, Barnett, & Cobb, PLC
312 E. Lafayette
Jackson, TN 38301

Karen Y Johnson Davidson County
Batch# 151159 DEEDTRS
10/12/2018 02:40:30 PM 4 pgs
Fees: $23.00 Taxes: $368.90
20181012-0101491

TRUSTEE'S DEED
(605 Idlewild Ave.)

THIS TRUSTEE'S DEED, made and entered into by and between **JERRY P. SPORE**, acting as Trustee, the hereinafter stated "Grantor," and **CAPITAL JOURNEY, LLC, a Tennessee limited liability company,** the hereinafter stated "Grantee":

WHEREAS, on May 3, 2017, Matthew Pearson xecuted a Real Estate Deed of Trust, ("Deed of Trust") in favor of Jerry P. Spore, Trustee, to secure a promissory note described therein (the "Note"), the same being payable to BancorpSouth Bank with said Deed of Trust being of record in the Register's Office of Davidson County, Tennessee as Instrument # 20170509-0045779 to which reference is hereby made; and

WHEREAS, default has been made in the payment of the Note; and

WHEREAS, the owner and holder of the Note has instructed the Trustee to advertise and sale the below described property in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, by Order entered on September 10, 2018, in the Bankruptcy cases In re: Matthew Thomas Pearson and Amy Anne Pearson, Case #3:18-BK-04972 pending in the United States Bankruptcy Court for the Middle District of Tennessee, the automatic stay was lifted and the Trustee abandoned his interest in the property to permit the sale of by the Trustee of the below described property; and

WHEREAS, the Trustee 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 (SCRA) and determined that borrower were 1) not members of the Armed Forces of the United States of America and had not been members of any such service or force for at least twelve (12) months prior to the date of the foreclosure sale or 2) were members of the Armed Forces of the United States of America at the time that the security agreement was executed and as such, the foreclosure and sale of this property is not subject to the SCRA provisions of 50 USC § 501 et. seq.; and

WHEREAS, BancorpSouth Bank, as beneficiary/creditor, having authorized and instructed the Trustee to foreclose said Deed of Trust by advertisement and sale at public auction in accordance with the terms of the Deed of Trust; Grantor, as said Trustee caused due notice to be published on September 14, 2018, September 21, 2018 and September 28, 2018 in *the Davidson-Wilson* , a newspaper published in Nashville, Davidson County, Tennessee, that the hereinafter described property would be sold at public auction on Friday, October 5, 2018, at 11:30 a.m. at the front door of the Register of Deeds Office for Davidson County at 501 Broadway, Nashville, Tennessee, Tennessee, to the highest bidder for cash and free from the equity of redemption, homestead, dower, and all other exemptions of every kind, by virtue of the authority vested in the said substitute trustee by the said Deed of Trust, all as set forth in the said Deed of Trust; and

WHEREAS, said land having been offered for sale at public auction to the highest bidder for cash on at 11:30 a.m. on October 5, 2018, at the place aforesaid and pursuant to said notice; and having bid the sum of **$99,702.00,** the said Grantees were duly declared the purchaser thereof; and

NOW, THEREFORE, in consideration of the sum so bid and paid, Grantor, as Trustee, does hereby bargain, grant, convey and sell to the said Grantee, the following described land situated in Davidson County, Tennessee, to wit:

Tax Map/Parcel 052-01-0-127.00

Land in Davidson County, Tennessee being Lot No. 5 on the plat of Block "F" Crittenden Estates Subdivision, as shown on plat of record in Plat Book 974 Page 69 in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Matthew Pearson by Warranty Deed of record as Instrument #20170509-0045778, in the Register of Deeds Office of Davidson County, Tennessee.

The address of the above described property is 605 Idlewild Avenue, Madison, Tennessee 37115.

IN WITNESS WHEREOF, I have executed this document this 9th day of October , 2018.

JERRY P. SPORE
Trustee

STATE OF TENNESSEE

COUNTY OF MADISON

Before me, WANDA M. UBELHOR, the undersigned Notary Public for the State and County aforesaid, personally appeared JERRY P. SPORE, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the trustee under that certain Deed of Trust, recorded in Register' Office for Davidson County, Tennessee as Instrument # 20170509-0045779 , and that he, as such trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 9th day of October , 2018, at office, in Jackson, Tennessee.

NOTARY PUBLIC

My Commission Expires:
9-21-21

WANDA M UBELHOR
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, (whichever is greater), is **$ 99,702.00**

Affiant

Subscribed and sworn to before me this the 7th day of October, 2018.

NOTARY PUBLIC

My Commission Expires:
9-21-21

WANDA M UBELHOR
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

The owner and address of the Property is:
Capital Journey, LLC
605 Idlewild Avenue
Madison, Tennessee 37115

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Person or Agency Responsible
For Payment of Taxes:

Capital Journey , LLC
301 S. Perimeter Park Drive #100
Nashville, TN 37211-4128

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY