This instrument prepared by:
Edward D. Russell
The SR Law Group
PO Box 128
Mt. Juliet, TN 37121

NO MORTGAGE
New Owner – Send Tax Bills:
Grantee's Address:
Les Lazarus
3213 Toddway Court
Nashville, TN 37214

Karen Y Johnson Davidson County
Batch# 154757 **DEEDTRS**
10/29/2018 12:52:15 PM 7 pgs
Fees: $38.00 Taxes: $527.25
20181029-0106849

Property Address: 4104 Tea Garden Way, Antioch, TN 37013

Tax Parcel No. 150 14 0 096.00

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

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$142,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 25 day of October 2018.

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature: _____
Printed Name: James C Smith
Notary State: Tennessee
Commission Exp: 2-25-19

SUBSTITUTE TRUSTEE'S DEED

This instrument made this 19th day of October 2018, by and between Edward D. Russell of The SR Law Group, as Substitute Trustee, and Bungalow Series F REO, LLC, its successors and assigns.

WHEREAS, on April 5, 2007, Stephen R. Josleyn was named Trustee in a Deed of Trust of even date, executed by Dwight D. Farris, conveying to the Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $109,383.00, principal,

said Deed of Trust being recorded at Instrument No. 20070418-0046168, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, U.S. Bank Trust National Association, as Trustee of Bungalow Series F Trust, by Servis One, Inc. dba BSI Financial Services, its Attorney-in-fact, appointed Edward D. Russell of The SR Law Group as Substitute Trustee under said Deed of Trust by instrument of record at Instrument No. 20180809-0078704, of record in the Register's Office for 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 said Substitute Trustee was requested to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the notice required by Tenn. Code Ann. § 35-5-101, *et seq.*, having been met; said Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications in The Tennessean, a newspaper of general circulation in Davidson County, Tennessee, on August 24 and 31, 2018, and September 76, 2018, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust; and

WHEREAS, the borrower under said Deed of Trust was not a member of the Armed Forces of the United States of America and was not a member of the Armed Forces for at least the twelve (12) months prior to the date of the foreclosure sale described below, as such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C. § 501, *et seq.*, (the Service members Civil Relief Act); and

NOW THEREFORE, pursuant to said advertisement, on October 19, 2018 at 10:00 A.M., local time, at the Davidson County Courthouse, Nashville, Tennessee, Edward D. Russell of The SR Law Group, as Substitute Trustee, individually or through his agent, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above-mentioned equities as provided in said Deed of Trust, at which James Roberts of Capital Journey, LLC submitted the highest and best bid, in the amount of $142,500.00, it being the best and highest bid.

Should the U.S. Department of Treasury or the IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development be listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property by 26 U.S.C. § 7435 and Tenn. Code Ann. § 67-1-1433.

NOW THEREFORE, in consideration of the premises, Edward D. Russell of The SR Law Group, Substitute Trustee, does hereby sell, transfer, and convey to Capital Journey, LLC, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following real property, to wit:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF TEA GARDEN PLACE OF RECORD IN PLAT BOOK 8250, PAGE 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
>
> Being the same property conveyed to Dwight D. Farris, an unmarried person by Warranty Deed from Henry Harold Russell and wife, Darlene Marie Russell, recorded June 14, 2001 in Instrument No. 20010614-0062723, Register's Office for Davidson County, Tennessee

Edward D. Russell of The SR Law Group, as Substitute Trustee, conveys to Capital Journey, LLC the said property described hereinabove, together with all the rights conveyed to the Substitute Trustee in said Deed of Trust, including such covenants and warranties as the Substitute Trustee may lawfully make, all the actions of the Substitute Trustee in the premises being solely as Substitute Trustee and not otherwise under the power vested in the Substitute Trustee under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at
516 Letcher Avenue,
Lebanon, Tennessee 37087
on this 22nd day of October 2018.

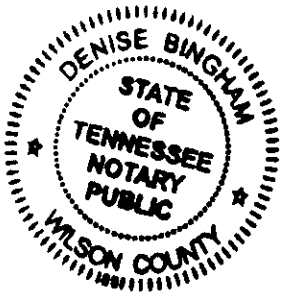
Edward D. Russell
The SR Law Group
516 Letcher Avenue
Lebanon, Tennessee 37087
(615) 559-3190
erussell@thesrlawgroup.com

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named Edward D. Russell of The SR Law Group, Substitute Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and known to be the person described in and who executed the foregoing instrument, being

authorized to do so, and acknowledged that such person executed the same as such person's free act and deed for the purposes therein contained.

Witness my hand and seal at office in Lebanon, Tn this 22nd day of October 2018.



Denise Bingham
Notary Public

My Commission Expires: 4-18-22

Randal S. Mashburn
U.S. Bankruptcy Judge

Dated: 10/16/2018

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	Chapter 7
PHILLIP JAMES ARENA,	)	Case No. 18-05986
	)	
Debtor.	)	Judge Mashburn

ORDER DISMISSING CASE AND ORDERING DEBTOR PHILLIP JAMES ARENA TO SHOW CAUSE WHY HE SHOULD NOT BE SANCTIONED FOR CIVIL CONTEMPT FOR VIOLATION OF COURT ORDER

The United States Trustee's Motion for an Order to Show Cause of Debtor Phillip James Arena (Docket Entry 10) and U.S. Bank Trust National Association's Joinder (Docket Entry 13) was heard on October 16, 2018. No opposition was filed by Debtor and neither Debtor nor counsel for Debtor appeared at the hearing. Based upon statements of counsel and the evidence presented, the Court finds cause to dismiss Debtor's bankruptcy case and finds cause to require Debtor to appear to show cause why he should not be held in civil contempt for violation of a court order and for a continuing pattern of abuse of the bankruptcy process.

IT IS THEREFORE ORDERED that a hearing is set for **Tuesday, December 18, 2018, at 9 a.m.** in Courtroom 1, U.S. Customs House, 701 Broadway, Floor, Nashville, TN 37203;

IT IS ALSO ORDERED that Debtor shall appear at the December 18, 2018, hearing and advise the Court why sanctions or other relief should not be entered, including but not limited to, a judgment for court filing fees in the amount of $1,537.50 to be paid within 30 days and a finding of civil contempt due to his violation of the March 7, 2017, bar order entered in Case Number 17-07917, which barred Mr. Arena from refiling for two years absent an order of Court.

IT IS ALSO ORDERED that the U.S. Marshall shall serve a copy of this Order no later than November 16, 2018, on debtor Phillip James Arena, whose last known address is 4104 Tea Garden Way, Antioch, Tennessee, 37013.

IT IS ALSO ORDERED that failure of the Debtor to appear at the December 18, 2018, hearing may result in the Court entering an Order directing the United States Marshal, or other law enforcement officer, to secure the person of Phillip James Arena and bring him before the Court.

IT IS ALSO ORDERED that this bankruptcy case is dismissed and the Court will retain jurisdiction over this matter.

This order was signed and entered electronically as indicated at the top of this Order

Submitted By:

PAUL RANDOLPH
ACTING UNITED STATES TRUSTEE, REGION 8

/s/ Megan Seliber
Megan Seliber
Office of the United States Trustee
318 Customs House, 701 Broadway
Nashville, TN 37203
Tel: (615) 695-4060
Fax: (615) 736-2260
Megan.Seliber@usdoj.gov

This Order has been electronically signed. The Judge's signature and Court's seal appear at the top of the first page.
United States Bankruptcy Court.

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Submitted By:

PAUL RANDOLPH
ACTING UNITED STATES TRUSTEE, REGION 8

/s/ Megan Seliber
Megan Seliber
Office of the United States Trustee
318 Customs House, 701 Broadway
Nashville, TN 37203
Tel: (615) 695-4060
Fax: (615) 736-2260
Megan.Seliber@usdoj.gov

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United States Bankruptcy Court.