This instrument prepared by:

JERRY A. BRIDENBAUGH
MACKIE WOLF ZIENTZ & MANN, P.C.
5217 MARYLAND WAY, SUITE 404
BRENTWOOD, TN 37027
(615) 238-3630
MWZM NO.: 18-000768-670

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

Karen Y Johnson Davidson County
Batch# 169427 **DEEDTRS**
12/03/2018 10:49:58 AM 2 pgs
Fees: $13.00 Taxes: $324.92
20181203-0117507

Tax ID: 05114002400
Property Address: 709 Lemont Drive, Nashville, TN 37216

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on August 4, 2005, Arnold M. Weiss was named Trustee in a Deed of Trust of even date executed by KENNETH LYNN SANDERS AND ANITA KAYE SANDERS, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $100,000.00, principal, said Deed of Trust being recorded as Instrument No. 20050812-0095797 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, MACKIE WOLF ZIENTZ & MANN, P.C. was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20180907-0088958** in the real property records of Davidson County Register's Office, Tennessee; MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as 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, namely: **10/18/2018, 10/25/2018, 11/01/2018** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are 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 as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on November 15, 2018 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, MACKIE WOLF ZIENTZ & MANN, P.C., individually or by and through its agent, as said Substitute Trustee, 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 **Les Lazarus**, submitted the highest and best bid, in the amount of $87,815.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, does hereby sell, transfer and convey to **Les Lazarus**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

Land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Gra-Mar Acres, Section 7, of record in Book 2331, Page 80, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kenneth Lynn Sanders and wife, Anita Kaye Sanders from Glenda S. Clark, unmarried by deed dated 6/12/98 of record in Book 10977 Page 586, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 709 Lemont Drive, Nashville, TN 37216.

MACKIE WOLF ZIENTZ & MANN, P.C., as Substitute Trustee, convey to **Les Lazarus**, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at
MACKIE WOLF ZIENTZ & MANN, P.C.
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027, on this 16th day of November, 2018.

Jerry A. Bridenbaugh, Attorney, as agent for Substitute Trustee
MACKIE WOLF ZIENTZ & MANN, P.C.
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jerry A. Bridenbaugh, Attorney, as agent Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this 16th day of November, 2018.

Notary Public: Sarah A. West

My Commission Expires: 5-18-21

SARAH A. WEST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $87,815.00.

Affiant

Subscribed and sworn to before me, this on this 16th day of November, 2018.

Notary Public: Sarah A. West

SARAH A. WEST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON