RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
John H. Polk

GRANTEE(s)
1 Public Homes, LLC

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(501)219-9388

Karen Y Johnson Davidson County
Batch# 169688 DEEDTRS
12/03/2018 03:26:52 PM 3 pgs
Fees: $18.00 Taxes: $525.40
20181203-0117838

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 28, 2014 and recorded April 11, 2014, Document No. 20140411-0030551 in the Register's Office of Davidson County, Tennessee, John H. Polk conveyed to Hugh M. Queener, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Pinnacle Bank, its successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, PennyMac Loan Services, LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on January 29, 2018, Document No. 20180129-0009029 in the Register's Office 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 PennyMac Loan Services, LLC has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement was advertised a total of three times, prior to November 26, 2018;

WHEREAS, pursuant to the attached Department of Defense DMDC status report, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

WHEREAS, pursuant to said advertisement and notice, on November 26, 2018; in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to 1 Public Homes, LLC, at and for the sum of $142,000.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by 1 Public Homes, LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said 1 Public Homes, LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit: Being part of Tract No. 5 on the Plan of Life and Casualty Co.'s Subdivision, not of record, described according to a survey by T.R. Sanford, dated 9/19/50 and John Kohl, dated 3/17/66. Beginning at a point in the center line of Pitts Avenue, formerly Old Hadley Bend Road, at Old Hopewell Road, at the corner of Tracts 5 and 6. being the northwesterly corner of Tract 6, conveyed to W.R. Kimbrough and wife, by deed of record in Book 965, Page 180, Register's Officer for Davidson County, Tennessee; thence along Kimbrough's Westerly line, South 8 degrees West 322.0 feet to York's Northeasterly corner; thence westerly 93.6 feet to a point; thence Northerly 325.5 feet, more or less, to the center line of said Pitts Ave., thence with the center line of said avenue, south 65 degrees East 100 feet to the point of beginning.

Being the same property conveyed to John H. Polk by Warranty Deed recorded April 11, 2014, at Instrument Number 20140411-0030550, Register's Office for Davidson County, Tennessee.

Commonly known as: 312 Pitts Avenue, Old Hickory, TN 37138.

Tax Parcel No.: 053 16 0 093.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto 1 Public Homes, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 28 day of November, 2018.

Wilson & Associates, PLLC

By: _____
Maria Yoder
Wilson & Associates, PLLC
TN Bar # 30713

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Maria Yoder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 28 day of November, 2018.

_____
Notary Public

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735

My Commission Expires: 7/12/2024

FORM FOR OATH

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

EXECUTED on this _____day of _____, _____.

_____
1 Public H

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 142,000.00
_____, Affiant
Subscribed and sworn before me this the
3 Day of December 2018
_____ Deputy Register

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
1 Public Homes, LLC
5133 Harding Pike STE b10 #185
Nashville, TN 37205