This Instrument Prepared By:

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Karen Y Johnson Davidson County
Batch# 169760 DEEDTRS
12/03/2018 04:29:04 PM 3 pgs
Fees: $18.00 Taxes: $634.55
20181203-0117931

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Responsible for Taxes:	Map-Parcel Nos.:
1 Public Homes, LLC 7051 HWY 70 S-315 Nashville, TN 37221	Same	141-12-0B-107.00-CO

I hereby swear or affirm that the actual consideration for this transfer is $ 171,501.00.

Affiant

Subscribed and sworn to before me, this 3rd day of December 2018.

Notary Public

My Commission Expires: 5/24/22

JAMIE CHENEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2022

WHEREAS, Ronald M. Harkavy, is named Trustee in a certain Deed of Trust dated October 25, 2007 and recorded on October 31, 2007 and executed by grantors Theodore J. Tiesler, Jr. and Carrie E. Tiesler, husband and wife, ("Grantors"), to secure the payment of a certain Promissory Note, dated October 25, 2007 in the original principal amount of $172,425.00, executed by said Grantors and payable to the order of Mortgage Electronic Registration Systems, Inc., a Delaware Corporation, as nominee for Realty Mortgage Corporation, A Mississippi Corporation, said Deed of Trust of Record in Instrument Number 20071031-0128207 in the Register's Office for Davidson County, Tennessee, to which instrument specific reference is hereby made; and

WHEREAS, Mortgage Electronic Registration Systems, Inc., a Delaware Corporation, as nominee for Realty Mortgage Corporation, A Mississippi Corporation, assigned the Deed of Trust to Wells Fargo Bank, NA in Assignment of deed of Trust of Record in Instrument Number 20120321-0024129, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Wells Fargo Bank, NA, assigned the Deed of Trust to 21st Mortgage Corporation, in Assignment of Deed of Trust in Instrument Number 20160622-0063456, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Beneficiary, the owner and holder of said indebtedness under the Promissory Note and Deed of Trust, appointed and designates Philip L. Robertson, pursuant to certain Appointment of Substitute Trustee of Record in Instrument Number 20180515-0046142 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default in the payment of the indebtedness secured by said Deed of Trust has been made; and the entire balance of which having been declared due and payable in accordance with the terms of said Note and Deed of Trust, the owner and holder of said indebtedness, 21st Mortgage Corporation, has directed me, the undersigned, Substitute Trustee, to foreclose said Deed of Trust and to advertise and sell the real property in satisfaction of said debt and the cost of foreclosure, in accordance with the terms and provisions of the Note and Deed of Trust.

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in The Ledger on November 2, 2018, November 9, 2018 and November 16, 2018; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 28th day of November 2018, at 11:00 o'clock a.m. at the front door of the South side of the Davidson County Courthouse, 1 Public Square, Nashville, Tennessee, 37201; and

WHEREAS, by public announcement, the foreclosure sale was rescheduled for December 3, 2018 at 4:00 p.m.; and

WHEREAS, at the place mentioned in said advertisement, at or about 4:00 p.m. on December 3, 2018, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, 1 Public Homes, LLC being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Seventy one five Hundred one Dollars and 00/100 ($ 171,501).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto said 1 Public Homes, LLC the following real estate:

> Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Phase 5, Southampton of record in Plat Book 6900, Page 217, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
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> Being the same property conveyed to Jay Tiesler and wife, Carrie Tiesler by Warranty deed from Mark V. Huff and wife, Sinead M. Huff of record in Instrument No. 20071031-0128206 Register's Office for Davidson County, Tennessee, dated October 23, 2007 and recorded on October 31, 2007. (Value of consideration shown in aforementioned deed $229,900.00.) Being also known as 7172 Bay Cove Trail Nashville, Tennessee 37221.

This is improved property with mailing and street addresses of 7172 Bay Cove Trail, Nashville, Tennessee 37221.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from the equity of redemption, any statutory or common law right of redemption, homestead, dower, marital share, and all other exemptions of any kind, in the maker of said Deed of Trust and all persons claiming through and under said maker.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto 1 Public Homes, LLC, its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office for Davidson County, Tennessee. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or

more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 3rd day of December 2018.

Philip L. Robertson, Esq.
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Jamie Cheney, a Notary Public in and for the said county and State, the within named bargainor, Philip L. Robertson, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 3rd day of December 2018.

Jamie Cheney
Notary Public

My Commission Expires: 5/24/22

JAMIE CHENEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2022