Karen Y Johnson Davidson County
Batch# 172211 DEEDTRS
12/10/2018 10:40:31 AM 4 pgs
Fees: $23.00 Taxes: $1,359.01
20181210-0119949

FILE NO.: 18-06179

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Ste 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Curtis Anthony Dewey conveyed to Fidelity National Tile Insurance Company as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Reliance First Capital, LLC, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated August 26, 2017 and recorded on September 15, 2017 in Instrument No. 20170915-0094404, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Reliance First Capital, LLC**; and

WHEREAS, Reliance First Capital, LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 201810250105741 in the Office of the Register of Deeds 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 the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on November 8, 2018, November 15, 2018, and November 22, 2018; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on December 4, 2018 at 10:00AM to the highest and best bidder for cash, at which sale Reliance First Capital, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $367,298.50; and

WHEREAS, Reliance First Capital, LLC has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by Reliance First Capital, LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Reliance First Capital, LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN INSTRUMENT #16-73225 AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 309 ON THE PLAN OF FINAL PLAT BURKITT PLACE, PHASE 2B, CLUSTER LOT SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20070222-0021966, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO (1) ALL MATTERS SHOWN ON THE PLAT OF RECORD IN PLAT INSTRUMENT NO. 0070222-0021966; (2) COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED OF RECORD IN INSTRUMENT 20060306- 0025388; (3) DEED EASEMENT CONTAINED IN WARRANTY DEED OF RECORD IN BOOK 1481, PAGE 273; (4) EASEMENT AND CONTRIBUTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20050816-0096915; (5) AGREEMENT FOR DEDICATION OF EASEMENT OF RECORD IN INSTRUMENT NO. 20050908-0108101; (6) EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20060317-0030915; (7) STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060427-0048083; (8) INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES OF RECORD IN INSTRUMENT NO. 20070724-0067659; (9) BOUNDARY MAP OF RECORD IN INSTRUMENT NO. 20050920-0113225; (10) QUIT CLAIM DEED OF RECORD IN INSTRUMENT NO. 20071220-0145868; (11) ASSIGNMENT OF DEVELOPER'S RIGHTS OF RECORD IN INSTRUMENT NO. 20120106-0001500, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS FURTHER SUBJECT TO (1) ALL APPLICABLE ZONING ORDINANCES (2) UTILITY, SEWER, DRAINAGE AND OTHER EASEMENTS OF RECORD, (3) ALL SUBDIVISION/CONDOMINIUM ASSESSMENTS, COVENANTS, BYLAWS, RESTRICTIONS, DECLARATIONS AND EASEMENTS OF RECORD, (4) BUILDING RESTRICTIONS, AND (5) OTHERS MATTERS OF PUBLIC RECORDS.

APN: 186040A11600C0

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO CURTIS ANTHONY DEWEY, AN UNMARRIED MAN, FROM TOBIAS C. CAHOON AND MALISSA A. CAHOON, HUSBAND AND WIFE, RECORDED ON JULY 18, 2016, IN INSTRUMENT #20160718-0073225, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNSSEE.

COMMONLY KNOWN AS 8180 MIDDLEWICK LN, NOLENSVILLE, TN 37135

Property commonly known as: 8180 Middlewick Lane, Nolensville, TN 37135.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where express or implied. Without limiting the foregoing THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN TESTIMONY WHEREOF, **Attorney Patrick Taggart** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 6 day of Dec, 2018.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Patrick Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Patrick Taggart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: June 19, 2021

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $367,298.50, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patrick Taggart - as Agent

Subscribed and sworn to before me on this 6th day of December, 2018.

Notary Public

My Commission Expires: June 19, 2021

Brock & Scott File No.: 18-06179
Property Address: 8180 Middlewick Lane, Nolensville, TN 37135
Tax Parcel I.D. No.: 186040A11600CO
Property Owner and Tax Notices:
Reliance First Capital, LLC
1 Corporate Drive
Lake Zurich, IL 60047