PREPARED BY: Kathy McCrary
RETURN DEED TO:
MANER, MARTIN & BRUNAVS.
5775 Glenridge Drive
Building D, Suite 100
Atlanta, GA 30328
MBFC18-104

Karen Y Johnson Davidson County
Batch# 180427 DEEDTRS
01/03/2019 03:17:30 PM 5 pgs
Fees: $28.00 Taxes: $475.83
20190103-0000882

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, John W. Tullis, unmarried, by Deed of Trust (the "Deed of Trust") dated July 30, 1999, of record in Deed Book 11608, Page 187, Register's Office for Davidson County, Tennessee, conveyed to Arnold M. Weiss, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to America's Wholesale Lender, The Bank of New York Mellon f/k/a The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-6 by assignment recorded in Instrument #201805180047812, in the Register's Office of Davidson County, Tennessee, and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Deed Book 201808240084266, said Register's Office; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust. The notice requirements of T.C.A §35-5-117 were satisfied prior to the first publication of the Notice of Substitute Trustee's Sale; and

WHEREAS, the Substitute Trustee has conducted a diligent search in compliance with U.S.C. §501, et seq. and as such the foreclosure of this property is not subject to the provisions set forth; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Ledger (newspaper) on November 9, 2018, November 16, 2018, and November 23, 2018; and by which advertisement the sale was appointed to be held on November 29, 2018 at 11:00 a.m. at the Davidson County Courthouse in Nashville, Tennessee, and,

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the corner of 5th Avenue and Broadway at the front entrance to The Bridgestone Arena, 501 Broadway, Nashville, Davidson County, Tennessee at 11:04 a.m. on November 29, 2018; and, **1 Public Homes LLC**, (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of One Hundred Twenty Eight Thousand Six Hundred Four Dollars And No Cents Dollars ($128,604.00).

NOW, THEREFORE, Mantenn, LLC in its capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his/her/its heirs, representatives, successors, and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Described property located in the City of Madison, Davidson County, Civil District, Tennessee being Lot No. 16 on the Plan of Rosewood Subdivision of record in Plat Book 6900, Page 902, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John W. Tullis, unmarried, by deed of even date, which is being recorded simultaneously herewith,

This conveyance is made subject to the following:

Such property is subject to a Notice of Federal Tax Lien in favor of the United States, of record in Instrument Number 20160815-0084881, Register's Office for Davidson County, Tennessee. Notice of said sale required by 26 U.S.C. § 7425 (b) to be given to the United States has been timely given, and said sale will be subject to the right of the United States to redeem such property, as provided in 26 U.S.C. § 7425 (d)(1).

Such property is subject to a Notice of Federal Tax Lien in favor of the United States, of record in Instrument Number20171002-0100474, Register's Office for Davidson County, Tennessee. Notice of said sale required by 26 U.S.C. § 7425 (b) to be given to the United States has been timely given, and said sale will be subject to the right of the United States to redeem such property, as provided in 26 U.S.C. § 7425 (d)(1).

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his/her capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

**Mantenn, LLC**, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his/her/its heirs, representatives, successors, and assigns against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 30 day of Jan, 2019.

**Mantenn, LLC**

By: _____

Richard B. Maner

Title: Member

ACKNOWLEDGMENT

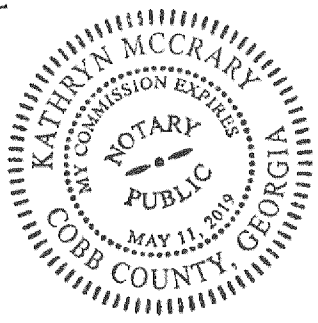
STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned authority, a Notary Public of the State of Georgia and County of Cobb, personally appeared Richard B. Maner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer of Mantenn, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as member.

WITNESS my hand and official seal at office, this 3rd day of Jan, 2019

Kathryn M Carey
Notary Public

My Commission expires:



FORM FOR OATH

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $128,604.00.

Affiant

Subscribed and sworn to before me this 3rd day of Jan 2019.

Notary Public

My commission expires:

KATHRYN MCCRARY NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 11, 2019

PROPERTY ADDRESS:
616 Kinsey Boulevard
Madison, TN 37115

ADDRESS NEW OWNER:
1 Public Homes, LLC
7051 Hwy 70 South – 315
Nashville, TN 37221

SEND TAX BILLS TO:
1 Public Homes, LLC
7051 Hwy 70 South – 315
Nashville, TN 37221

MAP/PARCEL NOS.
**052 03 0 167.00**

True Copy Certification

I, Richard B. Maner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Richard B. Maner

State of Georgia

County of Fulton

Personally appeared before me, Kathryn M Crary, a Notary Public of the State of Georgia and County of Cobb, Richard B. Maner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KATHRYN MCCRARY
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
MAY 11, 2019

My Commission Expires:
Notary's Seal (if on paper)