Tax Reference: **021-00-0-140.00**
This instrument prepared by:
WINCHESTER, SELLERS,
FOSTER & STEELE, P.C.
P. O. Box 2428
Knoxville, Tennessee 37901
Phone: (865) 637-1980

Karen Y Johnson Davidson County
Batch# 180946 DEEDTRS
01/04/2019 03:15:30 PM 4 pgs
Fees: $23.00 Taxes: $348.17
20190104-0001264

Responsible Taxpayer and Property Owner:

Name: Vanderbilt Mortgage and Finance, Inc. Address: P. O. Box 9800
City: Maryville State: TN Zip: 37802

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$94,100.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 4th day of January, 2019.

Pamela M. Hopper
Notary Public

PAMELA M. HOPPER
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

My Commission Expires: 3/3/21

SUCCESSOR TRUSTEE'S DEED

This instrument made this 4th day of January, 2019, by and between **ANTHONY R. STEELE**, Successor Trustee, of Blount County, Tennessee, party of the first part, and **Vanderbilt Mortgage and Finance, Inc.,** of Blount County, Tennessee, party(ies) of the second part.

WITNESSETH:

THAT, WHEREAS, on December 20, 2004, CLIFF J. JUDD, III, and wife, CARMAN N. JUDD, duly executed and acknowledged a Deed of Trust, as recorded at **Instrument No. 20041228-0153100** ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to Kevin T. Clayton, Trustee, the hereinafter described real estate, to secure payment of an indebtedness, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, being part of Lot No. 8 of the Henry Floto Estate, and described as follows:

Beginning at a point in the center line of Bernard Road, 60 feet South of an iron pin set at the Southwest corner of the land conveyed to Gerald Foley by deed of record in Book 1160, Page 202, said Register's Office: thence with the center of said road, South 5 deg. 10' East 140 feet, and South 5 deg. 11' W, 164 feet, thence leaving said road, and partly along the center line of a small branch, North 85 deg. East 228 feet to a point opposite a beech on the South bank and spring on the North bank; thence North 5 deg. W 370 feet to a point which is 60 feet South of said Foley's line; thence South 67 deg. W, 200 feet to the beginning.

Being the same property conveyed to Cliff J. Judd, III and wife, Carman N. Judd by Quitclaim Deed dated 3/23/2001 from Dorothy P. King of record in Instrument Number 20010328-0029870 in the Register's Office for Davidson County, Tennessee.

Property Address: 4312 Bernard Rd, Joelton, Davidson County, TN 37080.

Tax Map Identification No.: 021-00-0-140.00 (However, the property description shall control in the event of any inconsistencies between the description and address or tax identification number).

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, ANTHONY R. STEELE of Blount County, Tennessee, was appointed and designated Successor Trustee under the aforesaid Deed of Trust pursuant to the terms and conditions of said Deed of Trust by the Beneficiary, said Appointment being of record in **Instrument 20180430-0040344** in the aforesaid Register's Office; and

WHEREAS, default has been made in the payment of the total amount due and payable as provided in the obligations secured by the Deed of Trust, which total amount was past due at the time the foreclosure of said Deed of Trust was begun, and the owner and/or holder of said obligations directed the party of the first part to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, party of the first part did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper published in Davidson County, Tennessee, to-wit, The Davidson AM, giving the time, place and terms of said sale; and

WHEREAS, on the 4th day of January, 2019, at the hour of 10:00 o'clock a.m. local time, at the entrance of the Register's Office in Nashville, Davidson County, Tennessee, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction FOR CASH to the last, highest and best bidder free from all equitable rights of redemption, statutory right of redemption, homestead, dower, marital share and all other exemptions and redemptive rights of every kind, the same having been waived by the terms of said Deed of Trust, and being cried for a reasonable time, was finally sold to the party(ies) of the second part, at a bid of **$94,100.00** party(ies) of the second part being the highest and best bidder(s), which purchase price was paid to party of the first part and then applied by party of the first part as directed and provided in said Deed of Trust;

WHEREAS, said sale also included as advertised in the Notice of Sale an affixed manufactured home referenced as one (1) 2005 Southern Energy Manufactured Home bearing Serial Number DSEALAC16739ABC and all furnishings, furniture, fixtures, trade fixtures, and all other personal property of any kind of the Grantors' attached thereto together with any and all accessories, parts, additions, accessions, and substitutions now in existence or after-acquired and otherwise available for sale with all proceeds or replacements thereof.

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, party of the first part, as Successor Trustee, does hereby grant, bargain, sell, transfer, and convey unto the said party(ies) of the second part the real estate and personal property hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and all persons claiming through and under said makers.

Party of the first part as Successor Trustee, does hereby transfer, assign, and set over unto the party(ies) of the second part, his (their) heirs, executors, administrators, representatives, successors and assigns, all of the covenants and 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 Successor Trustee, but no further or otherwise; provided, however, this conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, conditions, restrictions, and any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes.

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, party of the first part has hereunto set his hand and seal the day and year first above written.

ANTHONY R. STEELE, Successor Trustee

STATE OF TENNESSEE)
: ss
COUNTY OF KNOX)

Personally appeared before me, Pamela M. Hopper, a duly commissioned Notary Public in and for the County and State aforesaid, ANTHONY R. STEELE, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 4th day of January, 2019.

Pamela M. Hopper
Notary Public

My Commission Expires: 3/3/21

PAMELA M. HOPPER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

201901040001264

True Copy Certification

I, **Pamela M. Hopper**, do hereby make oath that I am 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.

Pamela M. Hopper
Signature

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me, ***Connie L. O'Barr,*** a notary public for this county and state, **Pamela M. Hopper**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand at office this the 4th day of January, 2019.

Connie L. O'Barr
Notary's Signature

My Commission Expires: October 30, 2022
Notary's Seal:

