Karen Johnson Davidson County
Batch# 193296 DEEDTRS
02/08/2019 10:08:30 AM 4 pgs
Fees: $23.00 Taxes: $707.07
20190208-0012159

This instrument prepared by:

Jerry A. Bridenbaugh
Mackie Wolf Zientz & Mann, P.C.
5217 Maryland Way, Suite 404
Brentwood. TN 37027
(615) 238-3630
MWZM No.: 14-000209-672

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
OCWEN LOAN SERVICING, LLC
C/O OCWEN LOAN SERVICING, LLC
1661 WORTHINGTON ROAD, SUITE 100
WEST PALM BEACH, FL 33409

Tax ID: 13614002700
Property Address: 545 Castlegate Drive, Nashville, TN 37217

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 22, 2009, ADVANTAGE TITLE AND ESCROW was named Trustee in a Deed of Trust of even date executed by JASON LAJUAN TATE, SR. AND GLORIA TATE, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $137,365.00, principal, said Deed of Trust being recorded as Instrument No. 20090630-0060854 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, MACKIE WOLF ZIENTZ & MANN, P.C. was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20190102-0000437** in the real property records of Davidson County Register's Office, Tennessee; MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **01/03/2019, 01/10/2019, 01/17/2019** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on February 6, 2019 on or about 10:00AM local time, at the Front Entrance, The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, MACKIE WOLF ZIENTZ & MANN, P.C., individually or by and through its agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **Ocwen Loan Servicing, LLC**, submitted the highest and best bid, in the amount of $191,100.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, does hereby sell, transfer and convey to **Ocwen Loan Servicing, LLC**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 27, on the Plan of Castlegate, Section I, of record in Plat Book 4460, Page 115, Register`s Office for said County.

Being the same property conveyed to Jason Lajuan Tate, Sr., married, by deed of record in Instrument No. 20090630-0060853, Register`s Office for Davidson County, Tennessee.

Gloria Tate joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might me asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

THIS IS IMPROVED PROPERTY KNOWN AS 545 Castlegate Drive, Nashville, TN 37217.

MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, convey to **Ocwen Loan Servicing, LLC**, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at
MACKIE WOLF ZIENTZ & MANN, P.C.
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027, on this 7th day of February, 2019.

Jerry A. Bridenbaugh. as agent for Substitute Trustee
MACKIE WOLF ZIENTZ & MANN, P.C.
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jerry A. Bridenbaugh, Attorney, as agent Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this 7th day of February. 2019.

SARAH A WEST STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES MAY 18, 2021

Notary Public: Sarah A. West

My Commission Expires: 5-18-21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $191,100.00.

Affiant

Subscribed and sworn to before me, this on this 7th day of February. 2019.

Notary Public: Sarah A. West

My Commission Expires: 5-18-21

RETURN TO:
MACKIE WOLF ZIENTZ & MANN, P.C
5217 MARYLAND WAY, SUITE 404
BRENTWOOD, TN 37027

SARAH A WEST STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES MAY 18, 2021

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
5217 Maryland Way, Suite 404
Brentwood, TN 37027
(615) 238-3630
MWZM 14-000209-672-5

EXHIBIT 'A'

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Bridenbaugh, who after being sworn, deposed and stated:

1. To the best of my knowledge and belief, 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 nine (9) months prior to the date of the foreclosure sale the subject hereof or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed.
2. As such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, et seq. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 7th day of February. 2019.

Jerry Bridenbaugh
Attorney at Law, Bar Number 033829
Mackie Wolf Zientz & Mann, P.C.

ACKNOWLEDGMENT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 7th day of February. 2019 before me, Sarah A. West. the undersigned officer, personally appeared Jerry Bridenbaugh of Mackie Wolf Zientz & Mann, P.C., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for Ocwen Loan Servicing, LLC, and acknowledged that he/she executed the same as the act of his/her principal for the consideration, uses, and purposes therein contained.

IN TESTIMONY WHERE OF, I hereunto set my hand and official seal.

Sarah A West

SARAH A WEST
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2021

Certificate of Authenticity

I, Jerry A. Bridenbaugh, 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.

State of Tennessee

County of Williamson

Personally appeared before me, Sarah West, a notary public for this county and state, Jerry A. Bridenbaugh who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Sarah A. West

Notary's Signature

2-7-19

Date

MY COMMISSION EXPIRES: May 18, 2021

Notary's Seal (If on paper)

