Name and address of new owner:
1 Public Homes, LLC
American Consulting Corporation
5133 Harding Pike, Ste B10 #185
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 194067 DEEDTRS
02/11/2019 12:28:04 PM 3 pgs
Fees: $18.00 Taxes: $59.94
20190211-0012707

Send Tax Bills:
1 Public Homes, LLC
American Consulting Corporation
5133 Harding Pike, Ste B10 #185
Nashville, TN 37205

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

MAP/GROUP/PARCEL: 091-13-O-Z-001.00 CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 3, 2008, of record at Instrument No.: 20080107-0001407, Register's Office, Davidson County, Tennessee, **Reginald U. Burney**, unmarried, conveyed to F.B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Grassland Financial Services, LLC; and,

WHEREAS, by instrument recorded at Instrument No.: 20190109-0002385, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *Davidson AM*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of January 18, January 25 and February 1, 2019 stating that on **Friday, February 8, 2019 at Noon** in the hallway just outside of the Davidson County Register of Deeds Office located inside the Bridgestone Arena in Davidson County said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **1 Public Homes, LLC and American Consulting Corporation**, its successors and assigns for **$16,200.00**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **1 Public Homes, LLC and American Consulting Corporation**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being the easterly 33 feet 4 inches of Lot No. 48 in Sigler's Plan, as of record in Plan Book 1, Page 4, Chancery Court at Nashville.
>
> SAID part of Lot No. 48 fronts 33 feet 4 inches on the southerly side of Hawkins Street and runs back between parallel lines 205 feet to an alley.
>
> DEED REFERENCE:
> Being the same property conveyed to Hawkins St. Holding & Development, LLC, Series A by Special Warranty Deed from Reginald U. Burney of record in Instrument No.: 20161005-0105024, Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Reginald U. Burney by Quitclaim Deed from Reginald U. Burney and Clara M. Burney of record in Instrument No.: 20040528-0063187, said Register's Office.
>
> This property is sold **SUBJECT** to a first mortgage securing 1405 Hawkins Street, Nashville, TN 37203 in favor of Grassland Financial Services, LLC in the original principal amount of $40,100.00, of record at Instrument No. 20070426-0049693 said Register's Office and to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.
>
> This description was taken from the deed of trust being foreclosed on of record at Instrument No.: 20080107-0001407, said Register's Office.
>
> TAX MAP-PARCEL NO.: 093-13-O-Z-001.00 CO
> PROPERTY ADDRESS: 1405 Hawkins Street, Nashville, TN 37203, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 8th day of February 2019.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 8th day of February 2019.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLAMSON COUNTY

My Commission Expires: 10-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$16,200.00**.

Affiant

Subscribed and sworn before me, this 8th day of February 2019.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLAMSON COUNTY

My Commission Expires: 10-20-2019

DGM File #75222