This instrument prepared by:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220
615-474-2675

Karen Johnson Davidson County
Batch# 197870 DEEDTRS
02/22/2019 09:37:58 AM 2 pgs
Fees: $13.00 Taxes: $259.74
20190222-0016141

NO MORTGAGE

New Owner - Send Tax Bills:

1 Public Homes, LLC
7051 Hwy 70 South #315
Nashville, TN 37221

Map & parcel:
06302012900

TRUSTEE'S DEED

WHEREAS, Kent Swenumson executed a Deed of Trust to Jane McCullough, Trustee, as same appears of record instrument #20100423-0030775, Register's Office of Davidson County, Tennessee, to secure the payment of certain indebtedness held by and owing to Chan McCullough;

WHEREAS, default was made in the payment of the aforesaid indebtedness and in performance of the covenants described in the Deed of Trust, by reason of which the entire balance was declared due and payable; and

WHEREAS I, Jane McCullough, Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such 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 twenty-one (21) days notice by three (3) successive publications in THE LEDGER, 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.

PURSUANT to said advertisement on THURSDAY, FEBRUARY 21, 2019 at 11:10 a.m. at the Metro Davidson County Courthouse, Nashville, Tennessee I, as said 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 hereinabove mentioned equities as provided in said Deed of Trust, at which time 1 Public Homes, LLC, hereinafter Purchaser, submitted the highest and best bid.

NOW THEREFORE, in consideration of the premises, I, **Jane McCullough, Trustee**, exercising the power and authority vested in me, and in bar of equities of redemption, statutory redemption, dower and homestead, do hereby convey to **1 Public Homes, LLC** , its successors and assigns, all my interest in the following described real property, to-wit:

> Land in Davidson County, Tennessee, described according to a survey made by Harvey Gee, October 12, 1951, as follows:
> Beginning on the westerly margin of Pawnee Trail at the southeast corner of the property conveyed to Vernon M. Mayhugh and wife, by deed from Charles U. Coggin, Trustee, of record in Book 2093, page 188, Register's Office for said County: thence with the westerly margin of said Trail around a slight curve having a radius of 926 feet, southeastwardly 100 feet to the northeast corner of the property conveyed to F. W. Ashburn and wife, by deed from Charles U. Coggin, Trustee of record in Book 2041, page 244, said Register's Office; thence with said Ashburn's northern boundary line, south 57 deg. 58 min. west 150 feet, northwestwardly 83.8 feet to said Mayhugh's southwest corner; thence with said Mayhugh's southern boundary line, north 51 deg. 48 min east 150 feet to the beginning.

Being the same property conveyed from Chan McCullough to Kent Swenumson by Deed of record instrument #20100423-0030774 Register's Office for Davidson County, Tennessee.

Property address: 1452 Pawnee Trail, Madison, TN 37115

I, Jane McCullough, Trustee, convey unto Purchaser, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make all my actions in the premises being solely as Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual; property is subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

Witness my hand this at Nashville, Tennessee this 21st day of February, 2019.

Jane McCullough, Trustee

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 Jane McCullough, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, 'Tennessee this 21st day of February, 2019.

Commission expires 4-28-20 Notary Public

NATE COLLIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $70,200.

AFFIANT

Subscribed and sworn to me this 21st day of February, 2019.

Commission expires 4-28-20 Notary Public

NATE COLLIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY