Karen Johnson Davidson County
Batch# 199255 DEEDTRS
02/26/2019 09:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190226-0017234

**True Copy Certification**

I, Brian G. Sayer, 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.

By: _____ 2-21-19

STATE OF IOWA )
COUNTY OF BLACK HAWK )

Personally appeared before me, Shannon Grandon, a notary public for this county and state, Brian G Sayer, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shannon C Grandon
Signature of Officer
Notary Public _____
My Commission Expires: 7-12-21

SHANNON C. GRANDON
COMMISSION NO. 773843
MY COMMISSION EXPIRES
7-12-21

THIS INSTRUMENT PREPARED BY:
The Sayer Law Group, P.C.
Attorneys at Law
925 E 4th St, Waterloo IA, 50703

| ADDRESS NEW OWNER | *TAX BILLS TO:* | MAP-PARCEL NOS. |
|---|---|---|
| Rural Housing Service | Rural Housing Service | Map 055 00 0 091.00 |
| U.S. Department of Agriculture | U.S. Department of Agriculture | |
| 4300 Goodfellow Blvd. | 4300 Goodfellow Blvd. | |
| St. Louis,MO 63120 | St. Louis,MO 63120 | |

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, Anthony C. Stock, an unmarried man, by Deed of Trust (the "Deed of Trust") dated September 24, 2010, filed of record in Instrument No. 20100924-0076174 in the Register's Office for Davidson County, Tennessee, conveyed to United States of America, acting through the Rural Housing Service or successor agency, United States Department of Agriculture 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 United States of America, acting through the Rural Housing Service or successor agency, United States Department of Agriculture; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument No. 20180927-0095924, 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; 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 Tennessee Tribune on 11/15/2018, 11/22/2018, and 11/29/2018; 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, main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, TN at 10:00 AM on December 11, 2018, and Rural Housing Service, U.S. Department of Agriculture (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of one hundred ninety-two thousand eight hundred forty and 87/100 ($192,840.87) Dollars.

NOW, THEREFORE, The Sayer Law Group, P.C., 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:

**A tract or parcel of land located in the 13th Civil District of Davidson County Tennessee and being bounded on the North by Joe McCrary, on the East South and West by the remaining property of Harold Rippy and being more particularly described as follows:**

**Beginning at a capped iron pin (#2459) set in the southerly property line of Joe McCrary (DB 7832, PG 113, R.O.D.C.T.), said pin being North 48 Degrees 37 Minutes 35 Seconds West and a distance of 658.18 feet from an iron pin found on the westerly R.O.W. of Bull Run Road, at the southeasterly corner of the Joe McCrary property and the northeasterly corner of the Harold Rippy property. Said pin being the POINT OF BEGINNING.**

**Thence leaving the line of McCrary and severing the lands of Rippy, South 28 Degrees 16 Minutes 09 Seconds West a distance of 136.29 feet to capped iron pin (#2459) set on the North side of a driveway.**

**Thence, South 75 Degrees 28 Minutes 17 Seconds West, a distance of 33.20 feet to capped iron pin(#2459) set on the North side of a driveway. Said pin being the southeasterly corner of the tract herein described.**

**Thence, North 68 Degrees 16 Minutes 15 Seconds West, a distance of 362.22 feet to capped iron pin(#2459).**

**Thence, North 41 Degrees 06 Minutes 47 Seconds West, a distance of 536.40 feet to capped iron pin(#2459). Said pin being the southwesterly corner of the tract herein described.**

**Thence, North 51 Degrees 18 Minutes 18 Seconds East, a distance of 400.92 feet to iron pin found in the southerly line of McCrary. Said pin being the Northwest corner of McCrary and the Northwest corner of the tract herein described.**

**Thence, with the southerly line of McCrary, South 02 Degrees 06 Minutes 07 Seconds West, a distance of 236.46 feet to an iron pin found.**

**Thence, South 48 Degrees 37 Minutes 35 Seconds East, a distance of 641.82 feet to the POINT OF BEGINNING.**

**Said tract containing 5.05 acres or 220,125 sq.ft. more or less by a survey performed by Brian Keith, RLS #2459, sate April 23, 2010.**

**Being the same property conveyed to Anthony S. Stack by Warranty Deed from Harold D. Rippy which deed is being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee as Instrument NO. 20100924-0076173**

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 have been or 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.

The Sayer Law Group, P.C., 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 2-21-19.

Brian G. Sayer, Managing Partner
The Sayer Law Group, P.C., Trustee

STATE OF IOWA )
COUNTY OF BLACK HAWK )

On Feb 21, 2019, before me personally appeared Brian G. Sayer, Managing Partner on behalf of The Sayer Law Group, P.C., Trustee who acknowledged that he executed the within instrument for the purposes therein contained.

SHANNON C. GRANDON
COMMISSION NO. 773843
MY COMMISSION EXPIRES
7-12-21

Notary Public
My commission expires: 7-12-21

The actual consideration, or value for this transfer, whichever is greater, is $192,840.87.

Brian G. Sayer, Managing Partner 2-21-19
The Sayer Law Group, P.C., Affiant

STATE OF IOWA )
COUNTY OF BLACK HAWK )

On Feb 21, 2019, before me personally appeared Brian G. Sayer, Managing Partner on behalf of The Sayer Law Group, P.C., Trustee who acknowledged that he executed the within instrument for the purposes therein contained.

I certify that the foregoing paragraph is true and correct.

SHANNON C. GRANDON
COMMISSION NO. 773843
MY COMMISSION EXPIRES
7-12-21

Notary Public
My commission expires: 7-12-21