PREPARED BY:
MANER, MARTIN AND BRUNAVS.
180 Interstate North Parkway
Suite 200
Atlanta, GA 30339

MBFC18-062

Karen Johnson Davidson County
Batch# 211736 DEEDTRS
03/29/2019 01:05:30 PM 5 pgs
Fees: $28.00 Taxes: $361.05
20190329-0028669

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Leo Johnson and Wife, Lisa Johnson, by Deed of Trust (the "Deed of Trust") dated June 25, 2007, of record in Instrument Number 20070702-0078585, Register's Office for Davidson County, Tennessee, conveyed to Southeast Title of Tennessee, Inc., 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 Mortgage Electronic Registration Systems, Inc., as nominee for Wilmington Finance, Inc.,, last transferred to THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2007-12 by assignment recorded in Instrument Number 20151109-0114004 Davidson County, Tennessee, and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument Number 20180417-0036098, 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. The notice requirements of T.C.A §35-5-117 were satisfied prior to the first publication of the Notice of Substitute Trustee's Sale; 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 February 28, 2019, March 7, 2019, and March 14, 2019; and by which advertisement the sale was appointed to be held on March 21, 2019 at 12:00 p.m., at the Davidson County Courthouse in Nashville, Tennessee.

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, at the Register of Deeds Office at the corner of 5th Avenue and Broadway of the Davidson County in Nashville, Tennessee at 12:00 p.m. on March 21, 2019 and, **THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2007-12, (hereinafter "Grantee")** being the highest and best bidder thereof, became the purchaser of said property for the sum of Ninety Seven Thousand Five Hundred Seventy Nine Dollars And Eighty One Cents Dollars ($97,579.81).

NOW, THEREFORE, Mantenn, LLC 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:

The land referred to in this Commitment is described as follows:

Property commonly known as: 2044 Shaw Rd., Goodlettsville, TN 37072 County of Davidson

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Hickerson-Miller Engineers, Surveyors, dated August 30, 1958, as follows:

Beginning at an iron pin in the Northerly margin of Shaw Road at the Southwest corner of this tract and the Southeast corner of the Lee Property in an old fence line; Thence along Lee's East Line along said old fence North 0 degrees 30 Minutes West 400 feet to an iron pin; Thence North 73 degrees East 100 feet to an iron pin; Thence North 0 degrees 30 feet East 400 feet to an iron pin the North margin of Shaw Road; Thence with the margin of the same South 73 degrees West 100 feet to the point of beginning.

Being the same property conveyed to Leo Johnson and wife, Lisa Johnson by quitclaim deed from Leo Johnson also known as Kelly Leo Johnson, and Kelly L. Johnson dated 05/24/03, recorded 06/05/03 and filed of record in Instrument No. 20030605-0077992, said Register's Office.

Further, the aforesaid property is conveyed specifically subject to the right of the United States to redeem the property, as provided in 26 US.C. § 7425 (d) (l) and arising as a result of its Notice of Federal Tax Lien, of record in Instrument Number 20180709-0066116, Register's Office for Davidson County, Tennessee. Attached hereto as Exhibit A is a copy of the notice of sale provided to the United States.

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 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.

Mantenn, LLC, 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 26 day of March, 2019.

Mantenn, LLC

By: _____

Richard B. Maner

Title: Member

ACKNOWLEDGMENT

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned authority, a Notary Public of the State of Georgia and County of Cobb, personally appeared Richard B. Maner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer of Mantenn, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as member.

WITNESS my hand and official seal at office, this 26th day of March, 2019.

Kathryn McCrary
Notary Public

My Commission expires:

KATHRYN MCCRARY
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
MAY 11, 2019

FORM FOR OATH

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $97,579.81.

Affiant

Subscribed and sworn to before me this 26 day of March, 2019

Notary Public

My commission expires:

KATHRYN MCCRARY NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 11, 2019

PROPERTY ADDRESS:
2044 Shaw Road
Goodlettsville, TN 37072

ADDRESS NEW OWNER:

c/o Carrington Mortgage Services LLC
1600 South Douglas Road
Anaheim, GA 92806

SEND TAX BILLS TO:
Carrington Mortgage Services LLC
1600 South Douglas Road
Anaheim, GA 92806

MAP/PARCEL NOS.
024 00 0018.00

True Copy Certification

I, Richard B. Maner, 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.

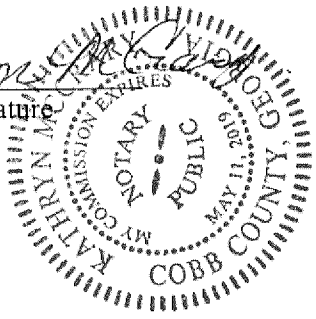
Richard B. Maner

State of Georgia

County of Fulton

Personally appeared before me, Lauryn McGary, a Notary Public of the State of Georgia and County of Cobb, Richard B. Maner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires:
Notary's Seal (if on paper)