Karen Johnson Davidson County
Batch# 211972 DEEDTRS
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Fees: $18.00 Taxes: $405.89
20190401-0029037

PREPARED BY AND RETURN TO:
Padgett Law Group
5100 Poplar Avenue, Suite 2208
Memphis, TN 38137
TDP File No.: 18-009402

SUBSTITUTE TRUSTEE'S DEED

This instrument made this 21st day of February, 2019, by and between **Padgett Law Group,** Substitute Trustee, and **Les Lazarus.**

WITNESSETH:

THAT, WHEREAS, on January 23, 2008, Edgar F. Carver and Wanda M. Carver duly executed and acknowledged a Deed of Trust, as recorded at **Instrument Number 20080204-0011434** ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to Robert M. Wilson, Jr.,, Trustee for Countrywide Bank FSB, the hereinafter described real estate, to secure payment of an indebtedness and the performance of the obligations therein mentioned, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

Legal of the Property: Land in the 11th Civil District of Davidson County, Tennessee, being part of Lots 0 and P on the Plan of W.P. Ready`s Subdivision of the Thornton Tract of record in Book 322, page 110, said Register`s Office, and more particularly described according to a survey by Donald R. Carver, Surveyor, dated October 3, 1976, said survey being recorded October 20, 1976, in Book 5060, page 39, said Register`s Office as follows: BEGINNING at a point 184.02 feet from the Southwest corner of the original intersection of Pierce Avenue and Lawrence Avenue. Said point being in the Easterly margin of Pierce Avenue; thence South 83° 09` East, 202.65 feet to a point; thence South 21° 00` West 60 feet to a point; thence South 89° 30` East 270 feet to a point; thence North 52° 00` East 110 feet to a point; thence North 86° 46` 56" West 450.19 feet to a point in the Easterly margin of Pierce Road; thence Southwardly 85 feet along the Easterly margin of Pierce Road to the beginning, said property being shown as Tract II on said survey.

The last Deed of record is Warranty Deed recorded in Instrument Number 20001027-0106587 of record in the Register's Office of Davidson County, Tennessee

Street Address: The street address of the property is believed to be 1405 Pierce Road, Madison, TN 37115, but such address is not part of the legal of the property. In the event of any discrepancy, the legal of the property herein shall control.

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, Padgett Law Group, was appointed and designated Substitute Trustee under the aforesaid Deed of Trust pursuant to an instrument of record at **Instrument Number 20181009-0100082,** in the aforesaid Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the owner and/or holder of said obligations directed the Substitute Trustee to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, the Substitute Trustee did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper of general circulation/published in Davidson County, Tennessee, to-wit, The Ledger, giving the time, place and terms of said sale. Such advertisement appearing in said newspaper on October 19, 2018, October 26, 2018, and November 2, 2018; and

WHEREAS, pursuant to T.C.A. § 35-5-101, Notice of the Foreclosure Sale including date, time, location, and

terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions therein contained.

WHEREAS, on the 20th day of December, 2018, at the hour of 10 o'clock AM local time, at the Front Entrance of The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, the time and place fixed in the advertised Notice of Sale, it was announced the sale to be adjourned to February 21, 2019 at the hour of 10 o'clock a.m., local time, at the Davidson County Courthouse, at which time the foregoing described real estate was offered for sale at public auction to the last, highest and best bidder, and being cried for a reasonable time, was finally sold to Les Lazarus, at a bid of **$109,701.00**, being the highest and best bid, which purchase price was paid to the undersigned Substitute Trustee and then applied by said Substitute Trustee as directed and provided in said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, Padgett Law Group, as Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto **Les Lazarus** the real estate hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and warrants the title to the aforesaid real property against the lawful claims of all persons claiming through and under said makers, as such Substitute Trustee, but not further or otherwise.

This conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, building lines and easements, conditions, restrictions, any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes, and any other matter of record.

IN WITNESS WHEREOF, Padgett Law Group, Substitute Trustee hereunto set its hand and seal the day and year first above written.

Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, Substitute Trustee

By: _____

Printed Name: **Brendon Kuhlman**

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, personally appeared **Brendon Kuhlman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be an authorized signatory of Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, the within bargainor, and that he/she as such authorized signatory, executed the foregoing Instrument for the purpose therein contained, by signing the name of Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association.

WITNESS my hand, at office, this 21st day of February, 2019.

Notary Signature: _____



My Commission Expires: 04/10/2022

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$109,701.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Williamson

Subscribed and sworn to before me on the date written above.

Notary Signature:

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 01-23-23 ~~04/10/2022~~

PROPERTY ADDRESS: 1405 Pierce Road, Madison, TN 37115

Responsible Taxpayer and Property Owner:

Les Lazarus
3213 Toddway Court
Nashville, TN 37214

Map/Parcel Number: 04301014300