Karen Johnson Davidson County
Batch# 217189 DEEDTRS
04/12/2019 04:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,160.85
20190412-0033798

Name and address of new owner:
Meridian Capital Group, LLC
5115 Maryland Way
Brentwood, TN 37027

Send Tax Bills:
Meridian Capital Group, LLC
5115 Maryland Way
Brentwood, TN 37027

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

MAP/GROUP/PARCEL: 006-00-0-029.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated May 31, 2018, of record as Instrument No.: 20180604-0053149, Register's Office, Davidson County, Tennessee, **Nashville Flipped**, conveyed to J. Carlton Drumwright of Williamson County, Tennessee, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Meridian Capital Group, LLC; and,

WHEREAS, by instrument recorded as Instrument No.: 20190314-0023562, 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 March 22, March 29 and April 5, 2019 stating that on **Friday, April 12, 2019 at Noon** in the hallway just outside of the Davidson County Register of Deeds' Office located inside the Bridgestone Arena, 501 Broadway, Nashville, Tennessee 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 **Meridian Capital Group, LLC**, its successors and assigns for **$313,744.29**, 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 **Meridian Capital Group, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

BEGINNING at a point 127.57 feet measured South 42 deg. 15 min. West from a point in the center line of the main tract of the Evansville Division, formerly the Henderson Division of the railroad of the Louisville and Nashville Railroad Company at Valuation Station 467 + 40, which point is 780 feet measured Southeastwardly along said center line of main tract from mile post 185 from Louisville, Kentucky, said point also being in the Southwest line of a country road, said point also being the Northeast corner of Louisville and Nashville Railroad Company's section house lot; thence South 42 deg. 15 min. West a distance of 266.5 feet to a point in the Southeast corner of said lot; thence North 46 deg. 45 min. West a distance of 561.5 feet to a point in the Southwest corner of said lot; thence North 41 deg. 15 min. East a distance of 228.5 feet to a point in the Northwest corner of said lot, said point also being the Southwest line of county road; thence South 50 deg. 25 min. East along said Southwest line of county road a distance of 563 feet to the point of beginning, containing 3.19 acres, more or less.

DEED REFERENCE:
Being the same property conveyed to Nashville Flipped, LLC, by warranty deed from Capovolto, LLC of record in Instrument No.: 20170428-0041790, Register's Office for Davidson county, Tennessee, dated April 26, 2017 and recorded on April 28, 2017.

This property is sold subject to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

MAP/GROUP/PARCEL: 006-00-0-029.00
PROPERTY ADDRESS: 2024 Old Baker Road, Goodlettsville, TN 37072 as shown on the tax maps of 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

WITNESS my hand on this the 12th day of April, 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 12th day of April, 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 **$313,744.29**.

Affiant

Subscribed and sworn before me, this 12th day of April, 2019.

Notary Public

KELLIE RILEY STATE OF TENNESSEE NOTARY PUBLIC WILLAMSON COUNTY

My Commission Expires: 10-20-2019

DGM File #75237

True Copy Certification

I, David G. Mangum, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kellie Riley, a notary public for this county and state, David G. Mangum 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: 10/20/2019

Notary' Seal (if on paper)

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY