PREPARED BY:
James E. Albertelli, P.A. d/b/a ALAW
401 Commerce Street, Suite 150
Nashville, TN 37219
File No.: 19-001030

Karen Johnson Davidson County
Batch# 222753 DEEDTRS
04/26/2019 11:28:30 AM 4 pgs
Fees: $23.00 Taxes: $411.55
20190426-0038640

PROPERTY ADDRESS: 4067 Farmingham Woods Drive, Hermitage, Tennessee 37076

MAP/PARCEL NUMBER: 087-05-0A-121.00-CO

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: DARYL SPICER
Address: 2007 Kimberly Drive City: Mount Juliet State: Tennessee Zip: 37122

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$111,231.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 25 day of April, 2019.

Notary Signature:
Printed Name: Morgan O'Neill
Notary State: Tennessee
Commission Exp: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUSTEE'S DEED

This instrument made this 23rd day of April, 2019, by and between **James E. Albertelli, P.A. d/b/a ALAW**, Trustee, and **DARYL SPICER**.

WITNESSETH:

THAT, WHEREAS, on September 8, 2015, Mark E. Elgin, an unmarried man, duly executed and acknowledged a Deed of Trust, as recorded in **Instrument Number 20150910-0091811** ("Deed of Trust"), in the Register's Office for Davidson County, Tennessee, and conveyed to R. Rick Hart of Davidson County, TN, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Renasant Bank, as Beneficiary, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 149 ON THE PLAN OF FARMINGHAM WOODS, PHASE III, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 554, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARK E. ELGIN BY WARRANTY DEED FROM JOHNNY ELGIN AND KAY ELGIN, HUSBAND AND WIFE DATED SEPTEMBER 8, 2015, OF RECORD SEPTEMBER 10, 2015 AS INSTRUMENT NUMBER 20150910-0091810, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 4067 Farmingham Woods Drive, Hermitage, Tennessee 37076, 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, Mortgage Electronic Registration Systems, Inc., as nominee for Renasant Bank, as Beneficiary, assigned all right, title, and interest under the Deed of Trust to Renasant Bank, pursuant to an instrument of record in **Instrument Number 20180123-0007098** in the aforesaid Register of Deeds Office; and

WHEREAS, James E. Albertelli, P.A. d/b/a ALAW, was appointed and designated Trustee under the aforesaid Deed of Trust by Renasant Bank pursuant to an instrument of record in **Instrument Number 20190226-0017462** in the aforesaid Register of Deeds 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 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 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 - Nashville, giving the time, place and terms of said sale. Such advertisement appearing in said newspaper on March 22, 29, and April 9, 2019; 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; and

WHEREAS, the Trustee has conducted a diligent search of the Defense Manpower Data Center website for each known Borrower in compliance with the Servicemembers Civil Relief Act ("SCRA"), and such known Borrower(s) were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act); and

WHEREAS, on the 9th day of April, 2019, at the hour of 10:00 o'clock a.m., local time, at the Main Entrance of the Davidson County Courthouse, 1 Public Square, Nashville, TN 37201, the time and place fixed in the advertised Notice of Sale, 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 **DARYL SPICER**, at a bid of **$111,231.00**, being the highest and best bid, which purchase price was paid to the undersigned Trustee and then applied by said 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, James E. Albertelli, P.A. d/b/a ALAW, as Trustee, does hereby grant, bargain, sell, transfer, and convey unto **DARYL SPICER** 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 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, and 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.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, James E. Albertelli, P.A. d/b/a ALAW, Trustee hereunto set its hand and seal the day and year first above written.

James E. Albertelli, P.A. d/b/a ALAW, Trustee

By: _____

Printed Name: Michael N. Wennerlund

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, personally appeared Michael N. Wennerlund 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 James E. Albertelli, P.A. d/b/a ALAW, 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 James E. Albertelli, P.A. d/b/a ALAW.

WITNESS my hand, at office, this 23rd day of April, 2019.

Notary Signature: Elizabeth A. Fox

Printed Name: Elizabeth A. Fox

Notary State: Tennessee

Commission Exp: 5/2/22



CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC (SEAL)
WILSON COUNTY