RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Marcus E Hazel, Doris H Hazel

GRANTEE(s)
1 Public Homes LLC

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(501)219-9388

Karen Johnson Davidson County
Batch# 223435 **DEEDTRS**
04/29/2019 01:58:47 PM 3 pgs
Fees: $18.00 Taxes: $684.17
20190429-0039301

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 27, 2016 and recorded July 5, 2016, Document No. 20160705-0068207 in the Register's Office of Davidson County, Tennessee, Marcus E Hazel, Doris H Hazel conveyed to Steltemeier & Westbrook, PLLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Reliance First Capital, LLC, its successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, First Guaranty Mortgage Corporation has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on March 25, 2019, Document No. 201903250026496 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and First Guaranty Mortgage Corporation has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement was advertised a total of three times, prior to April 17, 2019 and

WHEREAS, pursuant to a search completed on Department of Defense DMDC website, the mortgagors holding an interest in the above-described property 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 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).

WHEREAS, pursuant to said advertisement and notice, on April 17, 2019; in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to 1 Public Homes LLC, at and for the sum of $184,911.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by 1 Public Homes LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said 1 Public Homes LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Situated and lying In the 14th Civil District of Davidson County, Tennessee, being described as Tract I according to an unrecorded survey by Tommy E. Walker, P.O. Box 495, Ridgetop, TN 37152, Tennessee R.L.S. No. 1465, dated March 26,1992 as follows, to wit: Beginning at a point In the westerly margin of Bidwell Road, being the northeast corner of this tract and the southeast corner of a tract of land owned by Joe A. Smith, etux, of record in Book 4412, Page 575, R.O.D.C.T.; thence with the westerly margin of Bidwell Road South 02 degrees 20' 50" West 150.00 feet to a point; thence North 87 degrees 30' 00" West 789.86 feet to a point; thence North 02 degrees 20' 50" East 150.00 feet to a point; thence South 8 degrees 30' 00" East 789.86 feet to the point of beginning, containing 2.72 acres, more or less.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20160705-0068206, Register's Office for Davidson County, Tennessee.

Commonly known as: 7267 Bidwell Road, Joelton, TN 37080.

Tax Parcel No.: 014000204.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto 1 Public Homes LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 22 day of April, 2019.

Wilson & Associates, PLLC

By: _____
Courtney Miller
Wilson & Associates, PLLC
TN Bar # 035507

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Courtney Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 22 day of April, 2019.

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735

_____
Notary Public

My Commission Expires: 7/12/2024

FORM FOR OATH

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

EXECUTED on this _____day of _____, _____.

_____
1 Public Homes

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 184,911.00
_____, **Affiant**
Subscribed and sworn before me this the
29 **Day of** April, **20**19.
Brandi Wells, **Deputy Register**

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
1 Public Homes LLC
5133 Harding Pike Ste B10 #185
Nashville TN 37205

0217548048