Prepared By:
Spragins, Barnett, & Cobb, PLC
312 E. Lafayette
Jackson, TN 38301

Karen Johnson Davidson County
Batch# 252100 DEEDTRS
07/03/2019 08:50:44 AM 6 pgs
Fees: $33.00 Taxes: $906.50
20190703-0064882

TRUSTEE'S DEED
(806 Petway Ave.)

THIS TRUSTEE'S DEED, made and entered into by and between **JERRY P. SPORE**, acting as Trustee, the hereinafter stated "Grantor," and **DEBORAH PATTON,** the hereinafter stated "Grantee":

WHEREAS, on, July 29, 2016, Eduardo Pizzaro executed a Real Estate Deed of Trust, ("Deed of Trust") in favor of Jerry P. Spore, Trustee, to secure a promissory note described therein (the "Note"), the same being payable to BancorpSouth Bank with said Deed of Trust being of record in the Register's Office of Davidson County, Tennessee as Instrument #20160809-0082541 to which reference is hereby made; and

WHEREAS, default has been made in the payment of the Note; and

WHEREAS, this property is encumbered by liens or claims of lien filed by the United States of America in the Register's Office of Davidson County, Tennessee, as Instrument # 20190402-0029574 as provided for in 18 U.S.C.A. §3613(d). the Sale of this property is subject to the redemption rights held by the United States of America and/or Internal Revenue Service, as set out in 26 U.S.C.A. §7425(d)(1) and due and proper notice of the Notice of Foreclosure Sale has been duly given to and received by the United States of America and the Internal Revenue Service on May 16. 2019 as evidenced by **Exhibit A** affixed hereto ; and

WHEREAS, the Trustee conducted a diligent search of the Defense Manpower Data Center (DMDC) website for each known borrower in compliance with the Service Members Civil Relief Act (SCRA) and determined that borrower were 1) not members of the Armed Forces of the United States of America and had not been members of any such service or force for at least twelve (12) months prior to the date of the foreclosure sale or 2) were members of the Armed Forces of the United States of America at the time that the security agreement was executed and as such, the foreclosure and sale of this property is not subject to the SCRA provisions of 50 USC § 501 et. seq.; and

WHEREAS, the owner and holder of the Note has instructed the Trustee to advertise and sale the below described property in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, BancorpSouth Bank, as beneficiary/creditor, having authorized and instructed the Trustee to foreclose said Deed of Trust by advertisement and sale at public auction in accordance with the terms of the Deed of Trust; Grantor, as said Trustee caused due notice to be published on May 24, 2019, May 31, 2019 and June 7, 2019 in *the Davidson-Wilson* , a newspaper published in Nashville, Davidson County, Tennessee, that the hereinafter described property would be sold at public auction on Friday, Friday, June 21, 2019 at 11:30 a.m. at the front door of the Register of Deeds Office for Davidson County at 501 Broadway, Nashville, Tennessee, Tennessee, to the highest bidder for cash and free from the equity of redemption, homestead, dower, and all other exemptions of every kind, by virtue of the authority vested in the said substitute trustee by the said Deed of Trust, all as set forth in the said Deed of Trust; and

WHEREAS, said land having been offered for sale at public auction to the highest bidder for cash on at 11:30 a.m. on June 21, 2019, at the place aforesaid and pursuant to said notice; and having bid the sum of **$245,000.00,** the said Grantee was duly declared the purchaser thereof; and

NOW, THEREFORE, in consideration of the sum so bid and paid, Grantor, as Trustee, does hereby bargain, grant, convey and sell to the said Grantee, the following described land situated in Davidson County, Tennessee, to wit:

Tax Map 082 04 0 316 00

Land in Davidson County, Tennessee, being Lot No. 10 of Block "B" on the Plan of Nashville Trust Company's Subdivision of the A.W. Shryer's Property of record in Plat Book 843, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Eduardo Pizarro by Warranty Deed of record by Instrument No. 20160809-0082540, in the Register's Office of Davidson County, Tennessee.

The address of the above described property is 806 Petway Avenue, Nashville, Tennessee, Tennessee 37206.

IN WITNESS WHEREOF, I have executed this document this 24 day of June, 2019.

JERRY P. SPORE
Trustee

STATE OF TENNESSEE

COUNTY OF MADISON

Before me, Wanda M. Ubelhor, the undersigned Notary Public for the State and County aforesaid, personally appeared JERRY P. SPORE, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the trustee under that certain Deed of Trust, recorded in Register' Office for Davidson County, Tennessee as Instrument # #20160809-0082541 , and that he, as such trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 24 day of June, 2019, at office, in Jackson, Tennessee.

NOTARY PUBLIC

My Commission Expires:
9-21-21

WANDA M UBELHOR
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, (whichever is greater), is $245,0000.00

Affiant

Subscribed and sworn to before me this the 24 day of June, 2019.

NOTARY PUBLIC

My Commission Expires:
9-21-21

WANDA M UBELHOR
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

The owner and address of the Property is:
Deborah Patton
806 Petway Avenue
Nashville, Tennessee 37206

Person or Agency Responsible
For Payment of Taxes:

Deborah Patton
2151 Arlington
Columbus, Ohio 43221

EXHIBIT A

SPRAGINS, BARNETT & [illegible]

312 EAST LAFAYETTE STREET
P.O. BOX 2004
JACKSON, TENNESSEE 38302-2004
731-424-0461
800-339-6177

CHARLES H. BARNETT, III –
LARRY A. BUTLER
LEWIS L. COBB – 1
J. ALAN RHENEY
JERRY P. SPORE – 4
DANIEL J. TAYLOR – 2
SARA E. BARNETT
TERESA A. LUNA
ROBERT V. REDDING - 3
JONATHAN O. STEEN
NICHOLAS B. LATIMER
WILLIAM J. HARDEGREE
HEATHER J. GAVROCK
CHARLES H. BARNETT, IV

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

District Director
Internal Revenue Service
Chief, Special Procedures Staff
Suite 481, 801 Broadway
Nashville, TN 37203

9590 9402 3580 7305 8686 63

2. Article Number (Transfer from service label) 7018 0360 0000 7692 8588

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Elisha Bowen C. Date of Delivery 5/16/19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Restricted Delivery

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

District Director
Internal Revenue S
Chief, Special Proc
Suite 481, 801 Bro
Nashville, TN 37203

RE: Section 7425 Notice of Sale
Taxpayer: Edua
BancorpSouth Bank Loan #: 9143
Pay-off Amount (as of 5-13-19) $ 27(
Per Diem:
Collateral:
File No.:

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Eduardo Pizzaro
708 Trace Glen Ct
Nashville, Tennessee 37221

9590 9402 3580 7305 8686 87

2. Article Number (Transfer from service label) 7018 0360 0000 7692 8618

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Address

B. Received by (Printed Name) C. Date of Delive

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restric Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery
Restricted Delivery

Dear District Director:

This firm represents E
Eduardo Pizzaro dated July
"Note") in favor of the Bank.
"Property") described in that
20160809-0082541 in the Re
The Note is in default and ha
and the Bank, as holder of t
Deed be advertised and sold i

It is my understandi
Revenue Service has filed a
notice is being submitted to
as amended, as follows:

1. This notice is submitted by the undersigned, as Substitute Trustee on behalf of Community Bank.

2. The Internal Revenue Service has filed a Notice of Federal Tax Lien ("Tax Lien Notices") against:

Eduardo Pizzaro and Kristina Pizzaro
708 Trace Glen Ct.
Nashville, Tennessee 37221-4135
Tax Lien Notice Serial Number #347899219
Dated July March 26, 2019
Instrument #20190402-0029574 in the Register's Office for Davidson County, Tennessee, having been recorded on April 2, 2019 at 9:34 a.m. A copy of said Tax Lien Notice is enclosed herewith for your information as **Exhibit 1**.

3. The street address of the Property is 806 Petway Ave., Nashville, Tennessee, 37221 and as more particularly described in the Trust Deed a copy of which is enclosed for your information as **Exhibit 2**.

4. The Property will be sold at public auction for cash on Friday, June 21, 2019 at 11:30 a.m., at the front door of the Register's Office for Davidson County at 501 Broadway (Bridgestone Arena), Nashville, Tennessee. A copy of the Notice of Foreclosure Sale is affixed hereto as **Exhibit 3**.

5. The approximate indebtedness due on the Note is $276,378.91 plus the expenses and attorney's fees incurred in connection with this foreclosure. The per diem rate of interest for every day after is $46.48. It is anticipated that additional costs and expenses in this foreclosure will be not less than $ 6,500.00. Thus, the total estimated amount due to BancorpSouth Bank will be approximately $289,737.30 as of the sale date.

6. The Property is also subject to the following encumbrances:

a. The lien of ad valorem property taxes as follows:

Taxing Authority	Year	Amount Due	Receipt No.
Davidson County	2017	$2,016.00	92930
	2018	$1,708.44	92955

Please accept this letter as the twenty-five (25) day notice required by Section 7425 of the Internal Revenue Code of 1986, as amended, which notice must be given to the Secretary of the Treasury or his or her delegate. Please advise me immediately of any deficiency or inadequacy in this notice.

Very truly yours,

SPRAGINS, BARNETT & COBB, PLC

Jerry P. Spore

JPS:wu
Enclosures
cc: David Michael – BancorpSouth Bank
Eduardo Pizzaro