Karen Johnson Davidson County
Batch# 255908 DEEDTRS
07/12/2019 08:13:02 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190712-0067900

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

WHEREAS, by Deed of Trust dated July 30, 2007 executed by Jesue Fleming for the benefit of Bank of Nashville of record at instrument no. 20070816-0098071 and assigned to Amos Financial, LLC by Assignment of Note and Other Loan Documents of record at instrument no. 20190528-0050034, each in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"), Jesue Fleming, conveyed to Linda Hood, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured appointed **WILLIAM P. MOSS III** as Substitute Trustee by that certain Appointment of Substitute Trustee recorded in the Register's Office of Davidson County, Tennessee at instrument no. 20190619-0059064; 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 the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of the Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of the Deed of Trust on June 14, 21, 28, 2019 in *The Ledger*, a newspaper of general circulation, printed in Davidson County, Tennessee, as evidenced by Exhibit A attached hereto, by which advertisement, the sale was held on July 5, 2019 at 12:00 P.M. at the Davidson County Courthouse in Nashville, Tennessee free from all right of equity of redemption, statutory right of redemption, homestead, dower, elective or distributive share, and all other rights and exemptions of every kind, all of which are waived in the Deed of Trust; and

WHEREAS, at the time and place mentioned in said advertisement, William P. Moss III, the undersigned Substitute Trustee, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **CH & CH, LLC**, a Tennessee limited liability company, being the highest, best, and last bidder, for credit, became the purchaser of said property at and for the sum of $36,920.00; and

NOW, THEREFORE, in consideration of the premises and of the payment by CH & CH, LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **WILLIAM P. MOSS III, as SUBSTITUTE TRUSTEE**, does hereby quitclaim unto **CH & CH, LLC, a Tennessee limited liability company**, its successors and assigns all his interest in the following described real property situated in Davidson County, Tennessee:

Being Lot no. 4 in the subdivision of Narcisse Smith property, plan not of record and know as 1005 11th Ave North Nashville, Tennessee and described as follows:

> Beginning on the Westerly margin of 11th Ave North formerly Cumberland St. 60 feet Northerly from the Northerly margin of Jackson Street being the corner of Lots 3 and 4 thence with the Westerly margin of said Ace Northerly 60 feet to the corner of Lots 4 and 5; thence with the line between lots 140 feet to the Easterly margin of

an alley; thence with the Easterly margin of alley Southerly 40 feet to the corner of Lots 3 and 4; thence Easterly with the line between said two lots 140 feet to the beginning.

Being the same property conveyed to Jesue Fleming from Vincent Smith by Warranty Deed of record at instrument no. 20060412-0041955 in the Register's Office of Davidson County, Tennessee.

The Substitute Trustee does hereby quitclaim unto Grantee all of his right, title and interest in the said property and not further or otherwise and subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

IN TESTIMONY WHEREOF, **WILLIAM P. MOSS III, as Substitute Trustee** has hereunto set his hand, this 5th day of July 2019.

WILLIAM P. MOSS III, SUBSTITUTE TRUSTEE

STATE OF MISSISSIPPI)
COUNTY OF LAFAYETTE)

On this 5th day of July, before me personally appeared WILLIAM P. MOSS III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and seal, at office, the day and year above written.

Notary Public

My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 89068 ANDREA D. WEST Commission Expires April 9, 2020 LAFAYETTE COUNTY

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(FOR RECORDING DATA ONLY)

Property Addresses:
1005 11TH Ave North
Nashville, Tennessee 37208

Property Owner and mail tax bills to:
CH & CH, LLC
7051 Hwy 70 South 315
Nashville, Tennessee 37221

Tax Parcel ID
081-16-0-566.00

This Instrument Prepared by:
William P. Moss III, Esq.
Harris Shelton Hanover Walsh, PLLC
6060 Primacy Pkwy, Suite 100
Memphis, TN 38119

After recording return to:
_____
_____
_____

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $36,920.00.

_____
Affiant

Subscribed and sworn to before me this the _____ day of July 2019.

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ zero
_____, Affiant
Subscribed and sworn before me this the
12 Day of July, 2019.
_____, Deputy Register

EXHIBIT A

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

June 14, 2019
June 21, 2019
June 28, 2019

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Jamie Carpenter
Jamie Carpenter, Administrative Assistant

STATE OF TENNESSEE

On this 28th day of **June 2019,** the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that the instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Jamie Carpenter** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

This legal notice was published online at www.tnledger.com and www.publicnoticeads.com/tn for the duration of the run dates listed above. This publication fully complies with Tennessee Code Annotated – 1-3-120.

WITNESS my hand and Official Seal at office this 28th day of **June 2019.**

WHITNEY C. LOGAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 29, 2021

Notary Public

NOTICE OF FORECLOSURE AND SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default having been made by failure to comply with the terms and conditions of a Home Equity Line of Credit Agreement dated July 30, 2007 executed by JESUE FLEMING and an Open End Deed of Trust (the "Deed of Trust") dated July 30, 2007 executed by JESUE FLEMING, for the benefit of The Bank of Nashville of record at instrument no. 20070816-0098071 and assigned to Amos Financial, LLC by Assignment of Note and Other Loan Documents of record at instrument no. 20190528-0050034, each in the Register's Office of Davidson County, Tennessee ("Register's Office"); as the current owner and holder of said Deed of Trust, Amos Financial, LLC, appointed as Substitute Trustee, the undersigned, William P. Moss III, with all of the rights, powers, and privileges of the original Trustee named in said Deed of Trust.

WHEREAS, the entire indebtedness having been declared due and payable as provided in said Deed of Trust by Amos Financial LLC, and payment not having been made, notice is hereby given that William P. Moss III, Substitute Trustee, having been requested to do so by the lawful owner of said indebtedness, will on July 5, 2019 at 12:00 PM (noon) at the south door of the Davidson County Courthouse in Nasvhille, Tennessee, sell for cash to the highest bidder free from all right of equity of redemption, statutory right of redemption, homestead, dower, elective or distributive share, and all other rights and exemptions of every kind, all of which are waived in the Deed of Trust, the real estate described in instrument no. 20070813-0096691 in said Register's Office and situated in Davidson County, Tennessee:

Street Address is believed to be: 1005 11th Ave North, Nashville, TN 37208
Map & Parcel: 081 16 0 0566.00

This sale is subject to any and all unpaid taxes, and any other prior claims, liens, easements, set back lines and restrictions. In addition, the following parties may claim an interest in the above referenced property: Select Portfolio Servicing, American General Financial Services, Inc.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

William P. Moss III, Substitute Trustee
Harris Shelton Hanover Walsh, PLLC
6060 Primacy Pkwy, Suite 100
Memphi, Tennessee 38119
bmoss@harrisshelton.com

June 14, 21, 28, 2019 Fol44343