Tax Reference: **148-08-0-118.00**
This instrument prepared by:
WINCHESTER, SELLERS,
FOSTER & STEELE, P.C.
P.O. Box 2428
Knoxville, Tennessee 37901
Phone: (865) 637-1980

Karen Johnson Davidson County
Batch# 276379 DEEDTRS
08/26/2019 11:41:30 AM 6 pgs
Fees: $33.00 Taxes: $597.55
20190826-0085570

Responsible Taxpayer and Property Owner:

Name: DARYL SPICER Address: 2007 Kimberly Dr.
City: Mt. Juliet State: TN 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 $161,501.00 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
19th day of August, 2019.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUCCESSOR'S TRUSTEE'S DEED

This instrument made this 19th day of August, 2019, by and between **ANTHONY R. STEELE**, Trustee, of Blount County, Tennessee, party of the first part, and **DARYL SPICER**, party(ies) of the second part.

WITNESSETH:

THAT, WHEREAS, on March 5, 2002, WILLIAM B. YOUNG, and wife, RUTH JUANITA YOUNG, duly executed and acknowledged a Deed of Trust, as recorded at **Instrument 20020405-0041977, as modified at Instrument 20051230-0156767 and at Instrument 20080219-0015663** ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to Anthony R. Steele, Trustee, the hereinafter described real estate, to secure payment of an indebtedness, 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:

Situated in Davidson County, TN.

All that piece, parcel or lot of land situate, lying and being in Davidson County, TN and known and designated as Lot No. 79, on the Plan of Stanford Country Club Estates, Section III, recorded in Book 2900, page 67, of the Davidson County Register of Deeds Office, reference to which is hereby made for a more particular description.

Being the same property conveyed to William B. Young and wife, Ruth M. Young, by Warranty Deed, from David Z. Harris and wife, Margie H. Harris, dated March 18, 1964, recorded March 20, 1964, of record in Book 3706, Page 597 in the Register's Office for Davidson County, Tennessee.

Property Address: 3064 Jenry Drive, Nashville, Davidson County, TN 37214.
Tax Map Identification No.: 085-11-040.00 (However, the property description shall control in the event of any inconsistencies between the description and address or tax identification number).

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, ANTHONY R. STEELE of Blount County, Tennessee, was appointed and designated Successor Trustee under the aforesaid Deed of Trust pursuant to the terms and conditions of said Deed of Trust by the Beneficiary, said Appointment being of record in **Instrument 20190412-0033690,** in the aforesaid Register's Office; and

WHEREAS, default has been made in the payment of the total amount due and payable as provided in the obligations secured by the Deed of Trust, which total amount was past due at the time the foreclosure of said Deed of Trust was begun, and the owner and/or holder of said obligations directed the party of the first part to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, party of the first part did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper published in Davidson County, Tennessee, to-wit, The Davidson AM, giving the time, place and terms of said sale; and

WHEREAS, on the 16th day of August, 2019, at the hour of 10:00 o'clock a.m. local time, at the Register's Office in Nashville, Davidson County, Tennessee, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction FOR CASH to the last, highest and best bidder free from all equitable rights of redemption, statutory right of redemption, homestead, dower, marital share and all other exemptions and redemptive rights of every kind, the same having been waived by the terms of said Deed of Trust, and being cried for a reasonable time, was finally sold to the party(ies) of the second part, at a bid of $161,501.00 party(ies) of the second part being the highest and best bidder(s), which purchase price was paid to party of the first part and then applied by party of the first part as directed and provided in said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, party of the first part, as Successor Trustee, does hereby grant, bargain, sell, transfer, and convey unto the said party(ies) of the second part the real estate and personal property 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 all persons claiming through and under said makers.

Party of the first part as Trustee, does hereby transfer, assign, and set over unto the party(ies) of the second part, his (their) heirs, executors, administrators, representatives, successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Trustee, but no further or otherwise; provided, however, 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, 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.

Pursuant to TCA §35-5-101 et seq, the following liens claimed by the United States of America may apply to said property, for which timely notice of sale has been given (copies of the notice and acceptance are attached hereto and incorporated herein by reference), and the sale of the property will be subject to the right of redemption provided for in 26 USC § 7425: Notice of Federal Tax Lien, **Instrument 20120824-0076255, Instrument 20120925-0087088; 20120925-0087091**.

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, party of the first part has hereunto set his hand and seal the day and year first above written.

ANTHONY R. STEELE, Trustee

STATE OF TENNESSEE)
: ss
COUNTY OF KNOX)

Personally appeared before me, Connie L. O'Barr, a duly commissioned Notary Public in and for the County and State aforesaid, ANTHONY R. STEELE, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 19th day of August, 2019.

Connie L. O'Barr
Notary Public

My Commission Expires: 10/30/2022

CONNIE L. O'BARR STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

WINCHESTER, SELLERS, FOSTER & STEELE, P.C.
ATTORNEYS AT LAW
SUITE 1000, FIRST TENNESSEE PLAZA
800 SOUTH GAY STREET
KNOXVILLE, TENNESSEE 37929-9701

TELEPHONE (865) 637-1980
FACSIMILE (865) 637-4489
asteele@wsfs-law.com

MAILING ADDRESS:
POST OFFICE BOX 2428
KNOXVILLE, TN 37901-2428

July 8, 2019

VIA Federal Express

INTERNAL REVENUE SERVICE
ADVISORY
NASHVILLE, TN 37203-3811

JUL 08 2019

RECEIVED
TIME

Internal Revenue Service
Area Director –Compliance
ATTENTION: Technical Services-James Kelley
801 Broadway, MDP# 53
Nashville, TN 37203

RE: Foreclosure of Property of **Young, William B.**
3064 Jenry Drive, Nashville, Davidson County, TN 37214
SunTrust Bank Account No. **2961

Ladies and Gentlemen:

Please take notice of the following:

1. That the undersigned, Anthony R. Steele, Suite 1000, First Tennessee Plaza, Knoxville, Tennessee 37929, is the Successor Trustee for **SunTrust Bank**, the beneficiary of the herein described Deed of Trust (the "Beneficiary") and is authorized by the Beneficiary to give this Notice of Sale.

2. The Beneficiary is the secured party under a certain Deed of Trust dated March 18, 1964, executed by WILLIAM B. YOUNG, and wife, RUTH JUANITA YOUNG, 3064 Jenry Drive, Nashville, TN 37214 (the "Borrower") in the original principal amount of $50,000.00 with subsequent modifications to increase the indebtedness to $150,000.00, which Deed of Trust is attached hereto and made a part hereof as Exhibit A.

3. The Borrower is now in default under the terms and provisions of the Deed of Trust and the Successor Trustee has been directed by the Beneficiary to sell the property described in the Deed of Trust at public outcry to the last, highest and best bidder for cash (on

such terms announced at sale) free from the right of homestead exemption, equitable and statutory rights of redemption, dower and courtesy, and all other rights or exemptions of every kind, all of which were expressly waived, on the **16th day of August, 2019, at 10:00 a.m. (local time) in front of the Register's Office at the Bridgestone Arena, 501 Broadway, Nashville, Tennessee 37203.**

4. There is now due and owing under the terms and provisions of said Promissory Note and Deed of Trust a principal sum in excess of $163,282.28, plus accruing interest and plus all legal expenses, fees and costs incurred in connection with the aforesaid Trustee's Sale. Said expenses, fees and costs are estimated to be $2500.00.

5. After a diligent search of records contained in the Register's Office for Davidson County, Tennessee, the following Notices of Federal Tax Liens were found of record: See attached Exhibit B setting forth Notices at **Instrument 20120824-0076255, Instrument 20120925-0087088; 20120925-0087091.**

6. The property which is the subject of the Successor Trustee's Sale is believed to be situated at 3064 Jenry Drive, Nashville, TN 37214, and is more particularly described as set forth in the Successor Trustee's Notice of Sale attached as Exhibit C.

7. A copy of the Abstract of Title is attached hereto as Exhibit D.

Anthony R. Steele, Successor Trustee

Winchester, Sellers, Foster & Steele, P.C.
P. O. Box 2428
Knoxville, TN 37901-2428
Phone: (865) 637-1980

THIS NOTICE OF SALE IS SUBMITTED IN DUPLICATE AND ACKNOWLEDGMENT OF THE RECEIPT HEREOF BY THE DISTRICT DIRECTOR IS HEREBY REQUESTED.

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



(SEAL)