Karen Johnson Davidson County
Batch# 290553 DEEDTRS
09/24/2019 01:08:34 PM 3 pgs
Fees: $18.00 Taxes: $895.03
20190924-0097004

FILE NO.: 19-10967

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Ste 310
Atlanta, GA 30341

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Katherine Phillips Truscott conveyed to Jonathan R. Vinson as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for F & M Bank, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated October 15, 2018 and recorded on October 16, 2018 in Instrument No. 20181016-0102225, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Citizens Bank NA f/k/a RBS Citizens NA**; and

WHEREAS, Citizens Bank NA f/k/a RBS Citizens NA, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20190729-0074256 in the Office of the Register of Deeds 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 the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on August 1, 2019, August 8, 2019, and August 15, 2019; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on September 17, 2019 at 10:00AM to the highest and best bidder for cash, at which sale Ch&Ch LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $241,901.00; and

WHEREAS, Ch&Ch LLC has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by Ch&Ch LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Ch&Ch LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

***Land in Davidson County. Tennessee being Unit No. B on the Plan of Homes at 2135 14th Avenue North, together with private and limited common elements as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 2135 14th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20170425-0040369, Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a more complete description.***

***This being the same property conveyed to Katherine Phillips Truscott by Warranty Deed dated October 15th, 2018 and recorded October 16th, 2018 in Instrument No. 20181016-0102224 in the Office of the Register of Deeds Davidson County, State of Tennessee.***

Property commonly known as: 2135 B 14th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where express or implied. Without limiting the foregoing THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN TESTIMONY WHEREOF, **Attorney Patrick Taggart** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 19 day of Sept, 2019.

**Brock & Scott, PLLC**

By: _____

**Brock & Scott, PLLC**
**Patrick Taggart**
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Patrick Taggart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: June 19, 2021

DEKALB COUNTY, GEORGIA
NOTARY PUBLIC
DEANNA BARBER

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $241,901.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patrick Taggart - as Agent

Subscribed and sworn to before me on this 19th day of September, 2019.

Notary Public

My Commission Expires: June 19, 2021

DEKALB COUNTY, GEORGIA
NOTARY PUBLIC
DEANNA BARBER

**Brock & Scott File No.: 19-10967**
**Property Address: 2135 B 14th Avenue North, Nashville, TN 37208**
**Tax Parcel I.D. No.: 081 03 3C 002.00**
**Property Owner and Tax Notices:**
**Ch&Ch LLC**
**7051 Highway 70 South - 315**
**Nashville, TN 37221**