Karen Johnson Davidson County
Batch# 295966 DEEDTRS
10/04/2019 09:01:20 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20191004-0101542

PREPARED BY:
James E. Albertelli, P.A. d/b/a ALAW
401 Commerce Street, Suite 150
Nashville, TN 37219
File No.: 19-013018

PROPERTY ADDRESS: 3360 Towneship Road, Antioch, TN 37013

MAP/PARCEL NUMBER: 150-11-0-131.00

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: 1 PUBLIC HOMES, LLC
Address: 7051 Highway 70 South, #315 City: Nashville State: Tennessee Zip: 37221

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$145,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

Sworn to and subscribed before me this _____ day of ____

Notary Signature: _____
Printed Name: _____
Notary State: _____
Commission Exp: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 145,000 _____, **Affiant**
Subscribed and sworn before me this the
4 **Day of** October, 2019.
Brandi Wells, **Deputy Register**

TRUSTEE'S DEED

This instrument made this 1st day of October, 2019, by and between **James E. Albertelli, P.A. d/b/a ALAW**, Trustee, and **1 PUBLIC HOMES, LLC**.

WITNESSETH:

THAT, WHEREAS, on May 23, 2013, Rachel A. Cagley, unmarried, and Jerill Cagley, unmarried, duly executed and acknowledged a Deed of Trust, as recorded in **Instrument Number 20130612-0059597** ("Deed of Trust"), in the Register's Office for Davidson County, Tennessee, and conveyed to Joseph B. Pitt, Jr., of Davidson County, TN, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for OneWest Bank, F.S.B., as Beneficiary, the hereinafter described real estate to secure payment of an indebtedness and the performance of the obligations therein mentioned, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 286, ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY SECTION III, OF RECORD IN BOOK 5200, PAGE 268 AND 269 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO

WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

SAID LOT NO. 286 FRONTS 65 FEET ON THE SOUTHERLY MARGIN OF TOWNESHIP ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 145 FEET TO A DEAD LINE IN THE REAR MEASURING 65 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RACHEL A. CAGLEY, UNMARRIED AND JERILL CAGLEY, UNMARRIED BY DEED FROM SINA M. DONEY, UNMARRIED AND RALPH B. DONEY, MARRIED, RECORDED 6/19/2006 AS INSTRUMENT NUMBER 20060619-0072811, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 3360 Towneship Road, Antioch, TN 37013, but such address is not part of the legal of the property. In the event of any discrepancy, the legal of the property herein shall control.

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

WHEREAS, Mortgage Electronic Registration Systems, Inc., as nominee for OneWest Bank, F.S.B., as Beneficiary, assigned all right, title, and interest under the Deed of Trust to Nationstar Mortgage LLC d/b/a Mr. Cooper, pursuant to an instrument of record in **Instrument Number 20180925-0094937** in the aforesaid Register of Deeds Office; and

WHEREAS, James E. Albertelli, P.A. d/b/a ALAW, was appointed and designated Trustee under the aforesaid Deed of Trust by Nationstar Mortgage LLC d/b/a Mr. Cooper pursuant to an instrument of record in **Instrument Number 20190712-0068121** in the aforesaid Register of Deeds Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the owner and/or holder of said obligations directed the Trustee to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, the Trustee did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper of general circulation/published in Davidson County, Tennessee, to-wit, The Ledger (Nashville), giving the time, place and terms of said sale. Such advertisement appearing in said newspaper on August 23, 30, and September 6, 2019; and

WHEREAS, pursuant to T.C.A. § 35-5-101, Notice of the Foreclosure Sale including date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured; and

WHEREAS, the Trustee has conducted a diligent search of the Defense Manpower Data Center website for each known Borrower in compliance with the Servicemembers Civil Relief Act ("SCRA"), and such known Borrower(s) 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 of the 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); and

WHEREAS, on the 19th day of September, 2019, at the hour of 10:00 o'clock a.m., local time, at the Front Entrance of the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction to the last, highest and best bidder, and being cried for a reasonable time, was finally sold to **1 PUBLIC HOMES, LLC**, at a bid of **$145,000.00**, being the highest and best bid, which purchase price was paid to the undersigned Trustee and then applied by said Trustee as directed and provided in said Deed of Trust.

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, James E. Albertelli, P.A. d/b/a ALAW, as Trustee, does hereby grant, bargain, sell, transfer, and convey unto **1 PUBLIC**

HOMES, LLC the real estate 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 warrants the title to the aforesaid real property against the lawful claims of all persons claiming through and under said makers, as such Trustee, but not further or otherwise.

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, building lines and easements, 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, and any other matter of record.

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, James E. Albertelli, P.A. d/b/a ALAW, Trustee hereunto set its hand and seal the day and year first above written.

James E. Albertelli, P.A. d/b/a ALAW, Trustee

By: _____

Printed Name: Michael N. Wennerlund

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, personally appeared Michael N. Wennerlund with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be an authorized signatory of James E. Albertelli, P.A. d/b/a ALAW, the within bargainor, and that he/she as such authorized signatory, executed the foregoing Instrument for the purpose therein contained, by signing the name of James E. Albertelli, P.A. d/b/a ALAW.

WITNESS my hand, at office, this 1st day of October, 2019.

Notary Signature: Elizabeth A. Fox

Printed Name: Elizabeth A. Fox

Notary State: Tennessee

Commission Exp: 5/2/22

