This instrument prepared by:

Jerry A. Bridenbaugh
Mackie Wolf Zientz & Mann, P.C.
7100 Commerce Way, Suite 273
Brentwood, TN 37027
(615) 238-3630
MWZM No.: 19-000204-391

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
FIRST TENNESSEE BANK NATIONAL ASSOCIATION
C/O FIRST TENNESSEE BANK, NA
PO BOX 1469
KNOXVILLE, TN 37901

Karen Johnson Davidson County
Batch# 300672 DEEDTRS
10/14/2019 04:21:30 PM 4 pgs
Fees: $23.00 Taxes: $2,044.25
20191014-0105224

Tax ID: 14202013400
Property Address: 145 Cross Timbers Dr, Nashville, TN 37221

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on November 16, 2018, Amelia A. Shreve was named Trustee in a Deed of Trust of even date executed by STEPHEN R. HANN, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $600,000.00, principal, said Deed of Trust being recorded as Instrument No. 20181126-0115065 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, MACKIE WOLF ZIENTZ & MANN, P.C. was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20190828-0086899** in the real property records of Davidson County Register's Office, Tennessee; MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **09/12/2019, 09/19/2019, 09/26/2019** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on October 10, 2019 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, MACKIE WOLF ZIENTZ & MANN, P.C., individually or by and through its agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **First Tennessee Bank National Association** , submitted the highest and best bid, in the amount of $552,500.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, does hereby sell, transfer and convey to **First Tennessee Bank National Association** , its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Cross Timbers, Section 4, of record in Book 4175, Page 54, Registers Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the southerly margin of Bridle Drive, the common front corner of Lots Nos. 184 and 185; thence southerly along line between said lots, 160.20 feet to a point, the common rear corner of said lots; thence South 84 deg. 45 min. East, 196.81 feet to a point in the westerly margin of Cross Timbers Drive; thence along the westerly margin of Cross Timbers Drive, northwardly and northwestwardly 240.91 feet to a point, the beginning of a curve; thence around said curve with a radius of 25 feet, northwesterly, a distance of 36.79 feet to a point in the southerly margin of Bridle Drive; thence along the southerly margin of Bridle Drive, westerly 191.16 feet to the point of beginning.

Being the same property conveyed to Stephen R. Hann, unmarried, by deed dated 05/12/1993, from Kelly Walton Marlin, devisee under the Will of Clarence A. Yeargin, deceased, of record in Book 8951, Page 839, said Register`s Office.

THIS IS IMPROVED PROPERTY KNOWN AS 145 Cross Timbers Dr, Nashville, TN 37221.

MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, convey to **First Tennessee Bank National Association** , all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS COMMONS, SUITE 273
7100 COMMERCE WAY
BRENTWOOD, TN 37027, on this 11 day of October, 2019.

Jerry A. Bridenbaugh, as agent for Substitute Trustee
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS COMMONS, SUITE 273
7100 COMMERCE WAY
BRENTWOOD, TN 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jerry A. Bridenbaugh, Attorney, as agent Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this 11 day of October, 2019.

CHERYL D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 5-2-2022

Notary Public:

My Commission Expires: 5-2-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $552,500.00.

Affiant

Subscribed and sworn to before me, this on this 11 day of October, 2019.

Notary Public:

My Commission Expires: 5-2-2022

CHERYL D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 5-2-2022

RETURN TO:
MACKIE WOLF ZIENTZ & MANN, P C
7100 COMMERCE WAY, SUITE 273
BRENTWOOD, TN 37027

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
7100 Commerce Way, Suite 273
Brentwood, TN 37027
(615) 238-3630
MWZM 19-000204-391-1

EXHIBIT 'A'

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Bridenbaugh, who after being sworn, deposed and stated:

1. To the best of my knowledge and belief, the mortgagors holding an interest in the above described property 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 nine (9) 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.
2. As such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, et seq. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 11 day of October, 2019.

Jerry Bridenbaugh
Attorney at Law, Bar Number 033829
Mackie Wolf Zientz & Mann, P.C.

ACKNOWLEDGMENT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 11 day of October, 2019 before me, Cheryl D. Brown, the undersigned officer, personally appeared Jerry Bridenbaugh of Mackie Wolf Zientz & Mann, P.C., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for First Tennessee Bank National Association , and acknowledged that he/she executed the same as the act of his/her principal for the consideration, uses, and purposes therein contained.

IN TESTIMONY WHERE OF, I hereunto set my hand and official seal.

CHERYL D. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

Certificate of Authenticity

I, Jerry A. Bridenbaugh, 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.

State of Tennessee
County of Williamson

Personally appeared before me, Cheryl D. Brown, a notary public for this county and state, Jerry A. Bridenbaugh, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

10/11/19
Date

MY COMMISSION EXPIRES: May 2. 2022
Notary's Seal (If on paper)

