This instrument prepared by:
Edward D. Russell
The SR Law Group
PO Box 128
Mt. Juliet, TN 37121

Karen Johnson Davidson County
Batch# 309665 DEEDTRS
11/01/2019 11:45:23 AM 3 pgs
Fees: $18.00 Taxes: $520.93

20191101-0112689

NO MORTGAGE
New Owner – Send Tax Bills:
Grantee's Address:
1 Public Homes LLC
7051 HWY 70 South 315
Nashville, TN 37221

Property Address: 4708 Delia Drive, Antioch, TN 37013

Tax Parcel No. 148-12-9

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

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$140,791.00** 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 29 day of October 2019.

Notary Signature: Kelly E Ferrell

Printed Name: Kelly E Ferrell

Notary State: TN

Commission Exp: 3-24-2021

KELLY E. FERRELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSTITUTE TRUSTEE'S DEED

This instrument made this 24th day of October 2019, by and between Edward D. Russell of The SR Law Group, as Substitute Trustee, and Cabana Series III Trust, its successors and assigns.

WHEREAS, on November 7, 2005, Ron Morrison was named Trustee in a Deed of Trust of even date, executed by Ernest D. Nixon and wife, Trena R. Nixon, conveying to the Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $112,200.00, principal, said Deed of Trust being recorded at Instrument No. 20051206-0146725, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, U.S. Bank Trust National Association, as Trustee of the Cabana Series III Trust, by Servis One, Inc. dba BSI Financial Services, its Attorney-in-fact, appointed Edward D. Russell of The SR Law Group as Substitute Trustee under said Deed of Trust by instrument of record at

Instrument No. 20190828-0086531, of record in the Register's Office for 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 said Substitute Trustee was requested to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the notice required by Tenn. Code Ann. § 35-5-101, *et seq.*, having been met; said Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in 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 in The Tennessean, a newspaper of general circulation in Davidson County, Tennessee, on September 20 and 37, 2019, and October 4, 2019, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust; and

WHEREAS, the borrowers under said Deed of Trust were not members of the Armed Forces of the United States of America and were not members of the Armed Forces for at least the twelve (12) months prior to the date of the foreclosure sale described below, as such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C. § 501, *et seq.*, (the Service members Civil Relief Act); and

NOW THEREFORE, pursuant to said advertisement, on October 23, 2019 at 10:00 A.M., local time, at the Davidson County Courthouse, Nashville, Tennessee, Edward D. Russell of The SR Law Group, as Substitute Trustee, individually or through his agent, 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 Eric Sox of 1 Public Homes LLC submitted the highest and best bid, in the amount of $140,791.00, it being the best and highest bid.

Should the U.S. Department of Treasury or the IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development be 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 by 26 U.S.C. § 7435 and Tenn. Code Ann. § 67-1-1433.

NOW THEREFORE, in consideration of the premises, Edward D. Russell of The SR Law Group, Substitute Trustee, does hereby sell, transfer, and convey to 1 Public Homes LLC, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following real property, to wit:

The land referred to in this Commitment is described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF LORI HEIGHTS OF RECORD IN BOOK 3106, PAGE 123, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO ERNEST D. NIXON AND WIFE, TRENA R. NIXON BY WARRANTY DEED OF STEPHEN T. HOUSE AND WIFE, PEGGY L. HOUSE DATED JANUARY 23, 1997 AND RECORDED JANUARY 28, 1997 IN BOOK 10331, PAGE 337, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAP AND PARCEL: 148-12-9

Edward D. Russell of The SR Law Group, as Substitute Trustee, conveys to 1 Public Homes LLC the said property described hereinabove, together with all the rights conveyed to the Substitute Trustee in said Deed of Trust, including such covenants and warranties as the Substitute Trustee may lawfully make, all the actions of the Substitute Trustee in the premises being solely as Substitute Trustee and not otherwise under the power vested in the Substitute Trustee under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at
516 Letcher Avenue,
Lebanon, Tennessee 37087
on this 28th day of October 2019.

Edward D. Russell
The SR Law Group
516 Letcher Avenue
Lebanon, Tennessee 37087
(615) 559-3190
erussell@thesrlawgroup.com

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named Edward D. Russell of The SR Law Group, Substitute Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and known to be the person described in and who executed the foregoing instrument, being authorized to do so, and acknowledged that such person executed the same as such person's free act and deed for the purposes therein contained.

Witness my hand and seal at office in Lebanon, TN this 28 day of October 2019.

Notary Public

My Commission Expires: 3-24-2021

KELLY E. FERRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY