Karen Johnson Davidson County
Batch# 345467 DEEDTRS
01/21/2020 09:36:31 AM 3 pgs
Fees: $18.00 Taxes: $633.44
20200121-0006874

FILE NO.: 14-03831

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Regenia Beene conveyed to Andrew C. Rambo as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Community Mortgage, Inc., 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 March 20, 2009 and recorded on March 26, 2009 in Instrument No. 20090326-0027450, subsequently modified by a certain Loan Modification Agreement dated August 08th, 2014 and recorded on February 05th, 2016 in Instrument No. 20160205-0011220 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 **CitiMortgage, Inc.**; and

WHEREAS, CitiMortgage, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20140324-0023786 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 December 19, 2019, December 26, 2019, and January 2, 2020; 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 January 7, 2020 at 10:00AM to the highest and best bidder for cash, at which sale 1 Public Homes, LLC, being the

best, highest and last bidder, became the purchaser of said property at and for the sum of $171,200.00; and

WHEREAS, 1 Public Homes, 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 1 Public Homes, 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 1 Public Homes, 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 Lot No. 84 on the Final Plat of Oakwood Subdivision, Phase Two, Section One, as of record in Plat Book 7900, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Regenia A Beene, unmarried by deed from Andrei N Thacker and wife, Robin H Thacker of record in Book 10537, Page 492 on 07/18/1997 and filed for record on 07/22/1997, Register's Office for Davidson County.

Property commonly known as: 904 Split Oak Drive, Antioch, TN 37013.

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 9 day of Jan, 2014.

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

DEANNA BARBER NOTARY PUBLIC DEKALB COUNTY, GEORGIA

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 $171,200.00, 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 8th day of January, 2020.

Notary Public

My Commission Expires: June 19, 2021

DEANNA BARBER NOTARY PUBLIC DEKALB COUNTY, GEORGIA

Brock & Scott File No.: 14-03831
Property Address: 904 Split Oak Drive, Antioch, TN 37013
Tax Parcel I.D. No.: 149 02 0 095.00
Property Owner and Tax Notices:
1 Public Homes, LLC
5133 Harding Pike - Ste B10 #185
Nashville, TN 37205