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.: 19-000372-671

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Michael Duguay
129 2nd Ave N
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 346379 DEEDTRS
01/22/2020 03:27:43 PM 3 pgs
Fees: $18.00 Taxes: $575.35
20200122-0008066

Tax ID: 05201018700
Property Address: 220 Robinwood Ave, Madison, TN 37115

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on December 3, 1999, K. Thomas Sidwell of Williamson County, Tennessee was named Trustee in a Deed of Trust of even date executed by JOHN E CROSLIN, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $89,264.00, principal, said Deed of Trust being recorded as Instrument No. 199912160304142 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. 20191205-0125821** 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: **11/07/2019, 11/14/2019, 11/21/2019** 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 January 2, 2020 on or about 10:00AM local time, at the Front Entrance, The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, 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 **Michael P Duguay**, submitted the highest and best bid, in the amount of $155,500.00, 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 **Michael P Duguay**, 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 part of Block "H" on the revised plat, Power and Roth,s Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for said County described as follows:

Beginning at a point on the South margin of Robinwood Avenue, 100 feet westerly from Gallavista Avenue; thence southerly 212 feet to a point; thence westerly 100 feet to a point; thence northerly 212 feet to the southerly margin of Robinwood Avenue; thence with the margin of said easterly 100 feet to the beginning.

Being the same property conveyed to John E. Croslin, unmarried, by Deed from Robert Braswell, unmarried, of record in Book 11235, Page 71, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 220 Robinwood Ave, Madison, TN 37115.

MACKIE WOLF ZIENTZ & MANN, P.C., as Substitute Trustee, convey to **Michael P Duguay**, 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 9th day of January, 2020.

Jerry A. Bridenbaugh, Attorney, 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 9th day of January, 2020.

STACI RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 08, 2022

Notary Public: Staci R

My Commission Expires: March 8, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $155,500.00.

Affiant

Subscribed and sworn to before me, this on this 9th day of January, 2020.

STACI RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 08, 2022

Notary Public: Staci R

My Commission Expires: March 8, 2022

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
7100 Commerce Way, Suite 273
Brentwood, TN 37027
(615) 238-3630
MWZM 19-000372-671-1

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 9th day of January, 2020.

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

ACKNOWLEDGEMENT

STATE OF TENNESSEE §
COUNTY OF §
WILLIAMSON

On this 9th day of January, 2020, before me, Staci Ray, 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 U.S. Bank National Association, as Trustee, successor-in-interest to Wachovia Bank National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-1, Mortgage Pass-Through Certificates, Series 2004-1, 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.



Notary Public, State of Tennessee