Karen Johnson Davidson County
Batch# 347952 DEEDTRS
01/24/2020 08:51:30 AM 4 pgs
Fees: $23.00 Taxes: $634.09
20200124-0008734

FILE NO.: 19-18039

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Bobby W. Spinks and Sadie Spinks conveyed to Fidelity National Title Insurance Company as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Reliance First Capital, LLC, 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 December 11, 2017 and recorded on December 20, 2017 in Instrument No. 20171220-0129511, 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 **Reliance First Capital, LLC**; and

WHEREAS, Reliance First Capital, LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20200102-0000084 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 26, 2019, January 2, 2020, and January 9, 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 21, 2020 at 10:00AM to the highest and best bidder for cash, at which sale Reliance First Capital, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $171,374.62; and

WHEREAS, Reliance First Capital, 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 Reliance First Capital, 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 Reliance First Capital, 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. 25 ON THE PLAN OF CONNELL ESTATES, SECTION 2, A PLAT OF WHICH IS OF RECORD IN BOOK 2900, PAGE 130, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO:

ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT BOOK 2900, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RESTRICTIVE COVENANTS FOR SECTION II OF CONNELL ESTATES OF RECORD IN BOOK 3180, PAGE 73-74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

ANY AND ALL OTHER RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO BOBBY W. SPINKS, AND WIFE, SADIE SPINKS FROM WAYNE CLIFTON (A/K/A JOEL WAYNE CLIFTON), PAULA CLIFTON TOMLIN, KIRBY RAY CLIFTON, STEPHEN HARRY, RYAN HARRY, AND ELAINE HARRY SLIGH RECORDED ON JUNE 26, 2012 IN DOCUMENT NUMBER 20120626-0055742 OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 018-11-0-009.00

COMMONLY KNOWN AS 215 ENGEL AVE, GOODLETTSVILLE, TN 37072

Property commonly known as: 215 Engel Ave, Goodlettsvlle, TN 37072.

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 23 day of Jan, 2020.

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

DEKALB COUNTY, GEORGIA NOTARY PUBLIC DEANNA BARBER

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 $171,374.62, 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 23 day of January, 2020.

Notary Public

My Commission Expires: June 19, 2021

DEKALB COUNTY, GEORGIA NOTARY PUBLIC DEANNA BARBER

Brock & Scott File No.: 19-18039
Property Address: 215 Engel Ave, Goodlettsvlle, TN 37072
Tax Parcel I.D. No.: 018 11 0 009.00
Property Owner and Tax Notices:
Reliance First Capital, LLC
1 Corporate Drive
Lake Zurich, IL 60047

True Copy Certification

I, Trillian Penn, 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.

Trillian Penn

Signature

State of GA

County of DeKALB

Personally, appeared before me, Deanna Barber, a notary public for this county and state, Trillian Penn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DEANNA BARBER NOTARY PUBLIC DEKALB COUNTY, GEORGIA

My Commission Expires: 6.19.21

Notary' Seal (if on paper)