This instrument was prepared by Joel D. Ragland, Attorney at Law, Goble & Yow, PLLC/Apex Title, 215 Franklin Street, Clarksville, TN 37040, 931-647-3111.

MAIL TAX STATEMENTS TO:	OWNER AND ADDRESS:
IRA Innovations, LLC fbo Jonathan Dickinson IRA	IRA Innovations, LLC fbo Jonathan Dickinson IRA
750 Old Hickory Blvd. Building Two, Suite 150	4721 Miners Cove
Brentwood, TN 37027	Antioch, TN 37013

JOEL D. RAGLAND, SUBSTITUTE TRUSTEE

TO: SUBSTITUTE TRUSTEE'S DEED

IRA INNOVATIONS, LLC fbo JONATHAN DICKINSON IRA

Karen Johnson Davidson County
Batch# 431585 **DEEDTRS**
07/07/2020 11:18:11 AM 4 pgs
Fees: $23.00 Taxes: $505.05

20200707-0072993

On July 17, 2019, by Deed of Trust placed of record on July 23, 2019, at 10:12 o'clock A. M. in **Instrument Number 20190723-0072080,** in the office of the Register of Deeds for Davidson County, Tennessee (the "Deed of Trust"), **Seanache Homes, Inc.** (the "Mortgagor") conveyed to Tennessee Title Services, LLC, Trustee, (the "Trustee") the hereinafter described real estate, to secure the payment of a promissory note as described therein (herein after called the "Note"), payable to the order of **IRA Innovations, LLC fbo Jonathan Dickinson IRA** (the "Holder");

The Deed of Trust provided that in the event of default in the payment of the Note, when due, then the entire balance of the Note would, at the option of the Holder, become due and payable immediately; and,

Default having been made and continued in the payment of the Note, the Holder of the Note, has declared the entire balance of the Note due and payable as provided in the Deed of Trust, and, pursuant to the provisions of the Deed of Trust, appointed **Joel D. Ragland as Substitute**

Trustee (the "Substitute Trustee") by instrument dated May 4, 2020 and placed of record on May 8, 2020 at 11:56 A. M. in **Instrument Number 2020050508-0048150**, in the Register of Deeds Office for Davidson County, Tennessee. The Holder, in accordance with the terms and conditions of the Deed of Trust, has instructed the Substitute Trustee to foreclose the lien of the Deed of Trust.

The Substitute Trustee caused a diligent search of the PACER website for the Borrower and determined that the Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and at the time the property was sold.

The undersigned did advertise by notice in The Ledger, a newspaper of general circulation in Nashville, Davidson County, Tennessee, with notices published May 29, 2020, June 5, 2020 and June 12, 2020, that said sale would be held on Friday, June 19, 2020, at 11:00 A.M. prevailing time, at the front door of the Davidson County Historic Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee, 37201; and,

The sale was held per the terms, conditions, and provisions of the notice as given, and **IRA INNOVATIONS, LLC fbo JONATHAN DICKINSON IRA,** the **GRANTEE** and in this deed called the **"GRANTEE",** was the highest and best bidder for cash, bidding the sum of One Hundred Thirty Six Thousand Five Hundred ($136,500.00) Dollars.

NOW THEREFORE, the undersigned as **GRANTOR** and hereafter called the **"GRANTOR",** does hereby bargain, sell and convey unto the **GRANTEE,** in fee simple absolute, and to **GRANTEE'S** successors and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in Davidson County, Tennessee, to-wit:

BEING LOT NO. 155 on the plan of TERRAGON TRAILS, SECTION FOUR, as shown by plat of record in Book 5050, Page 57, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same realty conveyed to Mortgagor by deed of record in Instrument No.: 20190723-0072079, in the Register's Office for Davidson County, Tennessee. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Davidson County, Tennessee is 019-09-0-200.00.

The undersigned **SUBSTITUTUE TRUSTEE** hereby assigns and transfers to the **GRANTEE,** and to the **GRANTEE'S** successors and assigns forever all the covenants and warranties set out in the Deed of Trust, **SUBJECT HOWEVER TO** all accrued taxes, all matters shown on the above referenced plat of record and to the Restrictions of record in Book 5146, Page 680, in the Register's Office for Davidson County, Tennessee.

POSSESSION will be given upon delivery of this deed.

IN WITNESS, WHEREOF, Grantor has hereunto affixed Grantor's signature on this the 29th day of June 2020.

JOEL D. RAGLAND, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

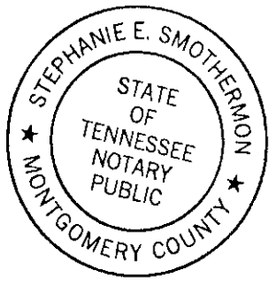
COUNTY OF MONTGOMERY

Personally, appeared before me, the undersigned Notary Public in and for said County and State, **JOEL D. RAGLAND, SUBSTITUTE TRUSTEE,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 29th day of June 2020.

Notary Public

My Commission Expires: 5|10|2021



STATE OF TENNESSEE

COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409(a)(6)(a), the undersigned being the Grantee, Grantee's agent or a trustee acting for Grantee after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater is **$136,500.00.**

Sworn to and Subscribed to before me on this the 29th day of June 2020.

Affiant

Notary Public

My Commission Expires: 5|10|2021

