PREPARED BY AND RETURN TO:
Kathy McCrary
MANER, MARTIN AND BRUNAVS LLC
180 Interstate North Parkway
Suite 200
Atlanta, GA 30339

MBFC20-084

Karen Johnson Davidson County
Batch# 444117 DEEDTRS
07/27/2020 10:50:30 AM 10 pgs
Fees: $53.00 Taxes: $583.69
20200727-0081906

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, John Schutt and Taffnee Schutt, by Deed of Trust (the "Deed of Trust") dated May 27, 2005, of record in Deed Instrument Number 20050606-0064090, Register's Office for Davidson County, Tennessee, conveyed to Arnold M. Weiss, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Countrywide Home Loans, Inc., as last transferred to THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-7 by Assignment recorded in Deed Instrument Number 20110805-0060463, Davidson County, Tennessee records, and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Deed Instrument Number 20200622-0066327 said Register's Office; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust. The notice requirements of T.C.A §35-5-117 were satisfied prior to the first publication of the Notice of Substitute Trustee's Sale; and

WHEREAS, the Substitute Trustee has conducted a diligent search in compliance with 50 U.S.C. §501, et seq. and as such the foreclosure of this property is not subject to the provisions set forth; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Tennessee Tribune on July 2, 2020, July 9, 2020, and July 16, 2020; and by which advertisement the sale was appointed to be held on July 22, 2020 at 11:00 a.m., at the Davidson County Courthouse in Nashville, Tennessee.

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the Register of Deeds Office at the corner of 5th Avenue and Broadway of the Davidson County Courthouse in Nashville, Tennessee

at 11:00 a.m. on July 22, 2020. and, **THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7, (hereinafter "Grantee")** being the highest and best bidder thereof, became the purchaser of said property for the sum of One Hundred Fifty Seven Thousand Seven Hundred Fifty Three Dollars And Twenty Three Cents Dollars ($157,753.23).

NOW, THEREFORE, Mantenn, LLC in its capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his/her/its heirs, representatives, successors, and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1 on the Plan of Darryl Schutt Land, as of record in Plat Book 8250, Page 213, Register's Office of Davidson County, Tennessee.

Map/Parcel: 30-20

TRACT I:
A tract of land in the 14th Civil District, described as follows:
Beginning in the easterly margin of White's Creek Pike at a post which is located 124 feet from the northwest intersection of said Pike and Trantham Road; thence along a fence from north 59 degrees, east 494.5 feet to a fence post in the southwesterly margin of Trantham Road; thence along the margin of said Road around a curve in the northwesterly direction 275 feet, more or less, thence south 66 degrees 37 minutes west 490 feet, more or less, to the easterly margin of White's Creek Pike; thence with the pike around a slight curve in the southeasterly direction 324 feet, more or less, to the beginning and containing 3.11 acres, and to which plan reference is hereby made for a complete and accurate description thereof.

TRACT II:
Beginning at a concrete monument in the northeasterly margin of Whites Creek Pike, 796 feet southeast of the intersection of Laws Road with Whites Creek Pike; thence with the margin of Whites Creek Pike North 51 degrees 50 minutes 25 seconds West 100.00 feet to a point; thence north 0 degrees 46 minutes 25 seconds west 250.00 feet to a point; thence north 88 degrees 53 minutes 44 seconds east 392.52 feet to a point in the westerly margin of Trantham Road; thence with a curve to the loft having a radius of 230 feet, a distance of 75.03 feet in a southerly direction to a point; thence south 53 degrees 48 minutes 53 seconds west 433.00 feet to the point of beginning, containing 2.00 acres, more or less.

Being Lot No. 1 on the plan of Darryl Schutt Land, as of record in Plat Book 8250, Page 213, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the grantor(s) in Instrument Number 20050606-006408, said Register's Office. Being the same property conveyed to Andrew R. Schutt and Sherry L. Schutt by deed from Darryl W. Schutt and wife, Anita Schutt and filed for record on February 11, 2004 in Instrument Number 20041203-0144343, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his/her capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Mantenn, LLC, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his/her/its heirs, representatives, successors, and assigns against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 24th day of July, 2020.

Mantenn, LLC

By: _____

Richard B. Maner

Title: Member

ACKNOWLEDGMENT

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned authority, a Notary Public of the State of Georgia and County of Cobb, personally appeared Richard B. Maner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer of Mantenn, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as member.

WITNESS my hand and official seal at office, this 24 day of July, 2020.

Kathryn McCrary
Notary Public

My Commission expires:

KATHRYN McCRARY NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 11, 2023

FORM FOR OATH

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $157,753.23.

Affiant

Subscribed and sworn to before me this 27th day of October, 2020.

Notary Public

My commission expires:

COBB COUNTY, GEORGIA NOTARY PUBLIC KATHRYN McCRARY MY COMMISSION EXPIRES MAY 11, 2023

PROPERTY ADDRESS:
4819 Whites Creek Pike
Whites Creek, TN 37189

ADDRESS NEW OWNER:
THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7
c/o Carrington Mortgage Services LLC
1600 South Douglas Road
Anaheim, GA 92806

SEND TAX BILLS TO:
Carrington Mortgage Services LLC
1600 South Douglas Road
Anaheim, GA 92806

MAP/PARCEL NOS.
030 00 0 020.00

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

State of Georgia

County of Fulton

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned, who states as follows:

1. Mantenn, LLC is the Successor Trustee with a certain Deed of Trust, dated May 27, 2005, recorded June 6, 2005, at Deed Instrument Number 20050606-0064090, Register's Office for Davidson County, Tennessee, executed by John Schutt and Taffnee Schutt, in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Countrywide Home Loans, Inc., to secure the payment of a Deed of Trust Note to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Countrywide Home Loans, Inc..

2. 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 twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members of Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. See attached Department of Defense, DMDC status report.

3. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 24th day of July, 2020.

Mantenn, LLC

By: _____

Richard B. Maner, Member
Mantenn, LLC
TN Bar # 024019

Department of Defense Manpower Data Center

Results as of : Jul-24-2020 10:10:34 AM

SCRA 5.5

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-4992
Birth Date:
Last Name: SCHUTT
First Name:
Middle Name:
Status As Of: Jul-24-2020
Certificate ID: GQX5F96TPF07DSC

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

Department of Defense Manpower Data Center

Results as of : Jul-24-2020 10:12:05 AM

SCRA 5.5

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-0750
Birth Date:
Last Name: SCHUTT
First Name:
Middle Name:
Status As Of: Jul-24-2020
Certificate ID: TM73HPX3M8RKCP6

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
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Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

ACKNOWLEDGMENT

State of Georgia

County of Fulton

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Richard B. Maner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Mantenn, LLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Atlanta, Georgia this 24 day of July, 2020.

Kathryn M Cobb
Notary Public

My Commission Expires: 5/11/20

KATHRYN MCCRARY NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 11, 2023

True Copy Certification

I, Richard B. Maner, 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.

Richard B. Maner

State of Georgia

County of Fulton

Personally appeared before me, Shirley MQueen a Notary Public of the State of Georgia and County of Cherokee, Richard B. Maner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/26/2024
Notary's Seal (if on paper)

SHIRLEY MCQUEEN
NOTARY PUBLIC
CHEROKEE COUNTY, GA
MY COMMISSION EXPIRES
APRIL
26
2024