Karen Johnson Davidson County
Batch# 471096 DEEDTRS
09/08/2020 09:08:37 AM 3 pgs
Fees: $18.00 Taxes: $3,670.40
20200908-0101647

THIS INSTRUMENT PREPARED BY
BELLAR & WINKLER, ATTORNEYS
CARTHAGE, TENNESSEE 37030

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 14th day of August, 2020, by and between **JAMIE D. WINKLER, SUBSTITUTE TRUSTEE**, Party of the First Part and **WILSON BANK & TRUST,** Party of the Second Part:

WHEREAS, by Deed of Trust dated March 19, 2019 of record in the Register's Office of Davidson County, Tennessee, as Instrument Number 20190401-0029100, **125 FERN, LLC** conveyed to **RANDALL CLEMONS, Trustee,** the hereinafter described real estate, to secure a note evidencing indebtedness to **WILSON BANK & TRUST, Lebanon, Tennessee,** and,

WHEREAS, the holder of said note has appointed **JAMIE D. WINKLER, Substitute Trustee**, by instrument of record in the Register's Office of Davidson County, Tennessee, as Instrument Number 20200615-0061134; and,

WHEREAS, default was made in the payment of certain installments of said indebtedness, and the holder thereof having directed the Party of the First Part to sell said Property as provided by said Deed of Trust, the Party of the First Part did, as required by law, advertise in the Davidson Wilson insert of *The Tennessean* on June 26, 2020, July 3, 2020 and July 10, 2020, and pursuant to said publication the Party of the First Part appeared on Friday, July 17, 2020 at 1:00 P.M. but announced that the sale had been postponed to Friday, August 7, 2020 at 1:00 P.M.; and pursuant to said announcement, the Party of the First Part appeared on Friday, August 7, 2020 at 1:00 P.M. but announced that the sale had been postponed to Friday, August 14, 2020 at 1:00 P.M.; and pursuant to said announcement, the Party of the First Part appeared and offered said property for sale at the South door of the Metropolitan Nashville/Davidson County Courthouse, 1 Public Square, Nashville, Tennessee 37201 at 1:00 P.M. prevailing time on Friday, August 14, 2020, and after receiving competitive bids, sold said property to **WILSON BANK & TRUST, its successors and assigns,** at the price of **NINE HUNDRED NINETY-TWO THOUSAND DOLLARS ($992,000.00),** this being the highest, last and best bid received.

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the total sum of **NINE HUNDRED NINETY-TWO THOUSAND DOLLARS ($992,000.00),** cash in hand paid, the receipt of which is hereby acknowledged; that Party of the First Part has this day bargained and sold and does hereby sell, transfer and convey unto **WILSON BANK & TRUST, its successors and assigns,** the following described property located in Davidson County, Tennessee, and being more particularly described as follows:

MAP & PARCEL: 071 14 0 003.00

BEING Lot 33 of the Plan of Resubdivision of Lots 31, 32 and 33 of the Weakley and Dodd's Subdivision of record in Plat Book 6050, Page 581, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more accurate description.

AND BEING the same property conveyed to 125 Fern Avenue, LLC, a Tennessee Limited liability Company, by Quitclaim Deed from Marguerita Jackson, an unmarried woman, dated December 31, 2018 and recorded January 3, 2019 as Instrument Number 20190103-0000541, Register's Office, Davidson County, Tennessee. 125 Fern Avenue, LLC and 125 Fern, LLC are one and the same entity.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto **WILSON BANK & TRUST, its successors and assigns,** in fee simple title forever, and in bar of all rights of equity of redemption.

The Party of the First Part, as Substitute Trustee, does hereby transfer, assign and set over unto the Party of the Second Part, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do so as Substitute Trustee, but not further or otherwise.

The sale is made subject to any and all unpaid real estate taxes, restrictive covenants, easements, set–back lines and any and all redemptions and rights of governmental agency, state or federal, and any and all other prior liens or encumbrances against said property, if any.

WITNESS the signature of the Party of the First Part on the day and date above written.

JAMIE D. WINKLER
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, the within named **JAMIE D. WINKLER, Substitute Trustee**, the bargainor, with whom I am personally acquainted and who acknowledged that he executed, as Substitute Trustee, the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 14th day of August, 2020.

LAVELIA C KELLY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Lavelia C. Kelly
Notary Public
My Commission Expires: 7.12.2022

Send 2020 property tax notice to: **WILSON BANK & TRUST**
P.O. Box 768
Lebanon, Tennessee 37088

STATE OF TENNESSEE
COUNTY OF SMITH

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$992,000.00**, which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

Affiant

Sworn and subscribed to before me this the 14th day of August, 2020.

LAVELIA C KELLY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Lavelia C. Kelly
Notary Public
My Commission Expires: 7.12.2022