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.: 20-000047-370

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
1 PUBLIC HOMES LLC
5133 HARDING PIKE
SUITE B10 #185
NASHVILLE, TN 37025

Karen Johnson Davidson County
Batch# 499453 DEEDTRS
10/20/2020 03:35:37 PM 3 pgs
Fees: $18.00 Taxes: $728.90

20201020-0122310

Tax ID: 182-00-0-103.0
Property Address: 6000 Cane Ridge Rd, Antioch, TN 37013

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on July 21, 2004, PRLAP, INC. was named Trustee in a Deed of Trust of even date executed by CATHY A. ARNOLD AND RICHARD D. ARNOLD, SR., conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $164,000.00, principal, said Deed of Trust being recorded as Instrument No. 20040809-0095535 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. 20200805-0087065** 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: **09/10/2020, 09/17/2020, 09/24/2020** 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.

This sale is also subject to the right of redemption by the INTERNAL REVENUE SERVICE/DEPARTMENT OF THE TREASURY, pursuant to 26 U.S.C. 7425 by reason of the following tax lien(s) of record in the original amount of $39,934.63 as Instrument No. 20180730-0073972 in the real property records of Davidson County Register's Office, Tennessee.

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 October 8, 2020 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, 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 **1 PUBLIC HOMES LLC**, submitted the highest and best bid, in the amount of $197,000.00, 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 **1 PUBLIC HOMES LLC**, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 6 OF A SURVEY OF THE CHARLES C. BONDS TRACT ACQUIRED BY DEED OF RECORD IN BOOK 4886, PAGE 894, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY BILLY CARL TOMLIN, SURVEYOR, DATED MAY 1, 1975, AS FOLLOWS: BEGINNING AT THE NORTHERLY MARGIN OF TRACT NO. 5 CONVEYED TO DOROTHY REYNOLDS THENCE ALONG THE EASTERLY MARGIN OF CANE RIDGE ROAD 34 DEGREES 15 MINUTES WEST 172 FEET TO A POINT; THENCE FOLLOWING A FENCE ALONG REED PROPERTY NORTH 2 DEGREES 10 MINUTES EAST 500 FEET TO A POINT; THENCE ALONG THE MAYSE PROPERTY SOUTH 84 DEGREES 10 MINUTES EAST 659.7 FEET TO A POINT; THENCE SOUTH 45 DEGREES 30 MINUTES WEST 813 FEET TO THE POINT OF BEGINNING CONTAINING 5.15 ACRES MORE OR LESS.

BEING THAT PARCEL OF LAND CONVEYED TO RICHARD D. ARNOLD ET UX, CATHY A. ARNOLD FROM JAME ST. WALKER ET UX, TERRY LYNNE T. WALKER BY THAT DEED DATED 09/17/1984 AND RECORDED 09/19/1984 IN DEED BOOK 6385, AT PAGE 32, RE-RECORDED BOOK 6703, PAGE 726 OF THE DAVIDSON COUNTY, TN PUBLIC REGISTRY. TAX MAP REFERENCE: 182.00-103

THIS IS IMPROVED PROPERTY KNOWN AS 6000 Cane Ridge Rd, Antioch, TN 37013.

MACKIE WOLF ZIENTZ & MANN, P.C., as Substitute Trustee, convey to **1 PUBLIC HOMES LLC**, 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 14th day of October, 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 14th day of October, 2020.

Notary Public: Staci Ray

My Commission Expires: March 8, 2022

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $197,000.00.

Affiant

Subscribed and sworn to before me, this on this 14th day of October, 2020.

Notary Public: Staci Ray

My Commission Expires: March 8, 2022

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

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
7100 Commerce Way, Suite 273
Brentwood, TN 37027
(615) 238-3630
MWZM 20-000047-370-1

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 14th day of October, 2020.

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

ACKNOWLEDGEMENT

STATE OF TENNESSEE §
COUNTY OF §
WILLIAMSON

On this 14th day of October, 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 MEB Loan Trust II , 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

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