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

MBFC19-265

Karen Johnson Davidson County
Batch# 598977 DEEDTRS
03/24/2021 09:54:08 AM 7 pgs
Fees: $38.00 Taxes: $518.00
20210324-0038659

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Thomas Gulley, an unmarried man, by Deed of Trust (the "Deed of Trust") dated March 19, 2004, of record in Deed Instrument Number 20040325-0033731, 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 America's Wholesale Lender, as last transferred to THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for the certificateholders of CWABS, Inc., 2004-05 by Assignment recorded at Instrument Number 20091119-0106517, 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 201909110092025, 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 February 11, 2021, February 18, 2021, and February 25, 2021, and by which advertisement the sale was appointed to be held on March 4, 2021 at 10:00 a.m. at the Davidson County Courthouse in Nashville, Tennessee, and

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 main entrance of the Davidson County Courthouse in Nashville, Tennessee at 10:00 a.m. on March 4, 2021; **and, 1 Public Homes LLC, (hereinafter "Grantee")** being the highest and best bidder thereof, became the purchaser of said property for the sum of One Hundred Forty Thousand Dollars And No Cents Dollars ($140,000.00).

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:

> Land in Davidson County, Tennessee, Being Lot No. 304 on the Plan of Cherry Hills Subdivision, Section 6,of record in Book 4300, Page 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Said Lot No. 304 fronts 80 feet on the northerly margin of Cherry Hills Drive, and runs back 152 feet on the west sideline, and 152 feet on the east sideline, and measures 80 feet across the rear line.
>
> Being the same property conveyed to Thomas Gulley, an unmarried man, from Carol S. Livingstone, unmarried, by dead on March 19, 2004, of record in instrument Number 200403250033730, 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 10 day of March, 2021.

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 Cherokee, 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 10th day of March, 2021.

Notary Public

My Commission expires:



FORM FOR OATH

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $140,000.00.

Affiant

Subscribed and sworn to before me this 10th day of March, 2021

Notary Public

My commission expires:

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

PROPERTY ADDRESS:
2916 Cherry Hills Drive
Antioch, TN 37013

ADDRESS NEW OWNER:
1 Public Homes LLC
c/o George Brandt
5133 Harding Pike, Suite B10 #185,
Nashville, TN 37205

SEND TAX BILLS TO:
1 Public Homes LLC
c/o George Brandt
5133 Harding Pike, Suite B10 #185,
Nashville, TN 37205

MAP/PARCEL NOS.
150 01 0 278.00

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 March 19, 2004, recorded March 25, 2004, at Deed Instrument Number 20040325-0033731, Register's Office for Davidson County, Tennessee, executed by Thomas Gulley, an unmarried man, in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for America's Wholesale Lender, to secure the payment of a Deed of Trust Note to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for America's Wholesale Lender.

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 10 day of March, 2021.

Mantenn, LLC

By: _____

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

Department of Defense Manpower Data Center

Results as of : Mar-10-2021 02:45:26 PM

SCRA 5.7

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-2806
Birth Date:
Last Name: GULLEY
First Name:
Middle Name:
Status As Of: Mar-10-2021
Certificate ID: ZTD6X6XWG1H5YJT

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

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 10th day of March, 2021.

Notary Public

My Commission Expires: 4/26/2024

