Name and address of new owner:
HOMEOFCAPITAL, LLC
2818 Bransford Avenue
Nashville, TN 37204-3102

Send Tax Bills:
HOMEOFCAPITAL, LLC
2818 Bransford Avenue
Nashville, TN 37204-3102

Karen Johnson Davidson County
Batch# 834440 DEEDTRS
04/05/2022 08:55:30 AM 4 pgs
Fees: $23.00 Taxes: $630.27
20220405-0039016

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

MAP/GROUP/PARCEL: 093-16-0-D-002.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 9, 2021, of record as Instrument No.: 20210210-0018896, Register's Office, Davidson County, Tennessee, **Donna Smith** conveyed to Andy Maloney of Franklin Tennessee, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Akram Rozh; and,

WHEREAS, by instrument recorded as Instrument No.: 20211202-015999, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM* section of the *Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of March 4, 2022, March 11, 2022 and March 18, 2022 stating that on **Friday, March 25, 2022 at 12:00 pm (Noon)** in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 501 Broadway, Nashville, Tennessee said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **HOMEOFCAPITAL, LLC**, its successors and assigns for **$170,343.63**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **HOMEOFCAPITAL, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being Units B of The Plan of 135 Fain Street, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 135 Fain Street, of record as Instrument No.: 20191004-0101948, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument No.: 20191004-0101948, Register's Office for Davidson County, Tennessee.

DEED REFERENCE:
Being the same property conveyed to Donna Smith by Warranty Deed from Akram Rozh of record in Instrument No.: 20210210-0018893 in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to A Place for Veterans, LLC, a Tennessee limited liability company, by Quitclaim Deed from Donna Smith of record in Instrument No.: 20210210-0018897 in the Register's Office for Davidson County, Tennessee.

This description was taken from the deed of trust being foreclosed on of record at Instrument No. 20210210-0018896, said Register's Office.

This property is sold **SUBJECT** to a first mortgage securing 135-B Fain Street, Nashville, Tennessee in favor of Grassland Financial Services, LLC in the original principal amount of $460,000.00, of record at Instrument No. 20210210-0018894 as well as any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

MAP/GROUP/PARCEL: 093-16-0-D-002.00
PROPERTY ADDRESS: 135-B Fain Street, Nashville, Tennessee 37210 as shown on the tax maps of Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 25th day of March, 2022.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 25th day of March, 2022.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$170,343.63**.

Affiant

Subscribed and sworn before me, this 25th day of March, 2022.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-02-2023

DGM File #75748

CERTIFICATION OF ELECTRONIC DOCUMENT

I, David G. Mangum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 25, 2022.

Affiant Signature

3/25/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of March, 2022

Notary's Signature

MY COMMISSION EXPIRES: 10/02/2023

Notary's Seal (if on paper)

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY