Karen Johnson Davidson County
Batch# 906572 DEEDTRS
08/23/2022 10:49:14 AM 3 pgs
Fees: $18.00 Taxes: $741.85
20220823-0095001

PREPARED BY AND RETURN TO:
LLG Trustee TN LLC
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216
(704) 333-8107

**LOGS:22-122212**
**Davidson COUNTY**

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 2, 2007, recorded in Instrument No. 20070104-0001401, in the Register's Office of Davidson County, Tennessee, Betty Webb conveyed to R McClintock IV, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument# 20220624-0072175, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the The Ledger - Nashville Edition such advertisement appearing in said newspaper on June 24, 2022, July 1, 2022, July 8, 2022 by which advertisement the sale was appointed to be held on August 11, 2022, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Larry Cox for the sum of $200,500.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Larry Cox, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Larry Cox the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, LLG Trustee TN LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Larry Cox, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

ALL THAT CERTAIN PARCEL OF LAND IN , DAVIDSON COUNTY, STATE OF TN, AS MORE FULLY DESCRIBED IN BOOK 10712 PAGE 765 ID# 50¬15-80, BEING KNOWN AND DESIGNATED AS LOT 227 PLAN OF PARKWOOD ESTATES, SECTION 2, RECORDED ON 06/23/1961, FILED IN BOOK 3300AT PAGE 5 AND AMENDED BE INSTRUMENT AND PLAT OF RECORD IN BOOK 3281 PAGES 534, 535 AND 536jla.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20070104-0001401, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Book 10712, Page 765, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Larry Cox, his/her/their/its successors and assigns, in fee simple forever, to whom the said LLG Trustee TN LLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said LLG Trustee TN LLC, Substitute Trustee, has hereunto set its hand and seal this Seventeenth day of August, 2022.

LLG Trustee TN LLC

By: _____
Andrew Vining
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 17th day of August, 2022, before me, a Notary Public, in and for said State and County, personally appeared Andrew Vining, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of LLG Trustee TN LLC, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

COLLEEN K. DEMILLE
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires October 1, 20

_____
My commission expires:

_____
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $200,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Andrew Vining
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

COLLEEN K. DEMILLE
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires October 1, 2025

Subscribed and sworn to before me on the date written above.

_____
My commission expires:

_____
Notary Public

**PROPERTY ADDRESS:** 3228 Moorewood Dr, Nashville, Tennessee 37207

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Larry Cox
441 Beauchamp Cir
Franklin, TN 37067

**LOGS File #22-122212**
**Map & Parcel -050 15 0 080.00**

RETURN TO:

_____

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_____

_____

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.