Karen Johnson Davidson County
Batch# 913096 DEEDTRS
09/07/2022 11:16:07 AM 5 pgs
Fees: $28.00 Taxes: $569.80
20220907-0100263

PREPARED BY AND RETURN TO:
Mickel Law Firm, P.A.
222 2nd Avenue South, Suite 1700
Nashville, TN 37201
Phone: (615)514-0138

SUBSTITUTE TRUSTEE'S DEED

GRANTOR:

Mickel Law Firm, P.A., Substitute Trustee
222 2nd Avenue South, Suite 1700
Nashville, TN 37201
Phone: (615)514-0138

TO:

GRANTEE:

Southeastern Investments IV LLC

WHEREAS, by Deed of Trust dated June 9, 2006, and recorded as Instrument No.20060621-0073828, in the Register's Office of Davidson County, Tennessee, Alice B. Jones and William E. Jones, conveyed to Mark A. Rosser, 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, the said property was by the

undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in a newspaper of general circulation in Davidson County, Tennessee such advertisement appearing in said newspaper on June 17, 2022, June 24, 2022, and July 1, 2022 by which advertisement the sale was appointed to be held on July 14, 2022, at the front entrance of the Davidson County Courthouse, Historic Davidson County Courthouse, 1 Public Square, Nashville, Tennessee, 37201, at or about 11:00 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 undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Southeastern Investments IV LLC , at and for the sum of $154,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Southeastern Investments IV LLC , 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 Southeastern Investments IV LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Mickel Law Firm, P.A., as Substitute Trustee, has GRANTED, BARGAINED, SOLD, QUITCLAIMED, and CONVEYED, AS IS, and by these presents DOES GRANT, BARGAIN, SELL, QUITCLAIM AND CONVEY, AS IS unto the said Southeastern Investments IV LLC , and unto his/her/its successors and assigns forever, the following described property situated in Davidson County, Tennessee, to wit:

BEGINNING AT A POINT IN THE CENTERLINE OF CATO ROAD AT THE CORNER OF A TRACT OF 3.28 ACRES AND BEING THE SOUTHEAST CORNER OF THIS TRACT, SAID POINT BEING LIKEWISE SOUTHEAST FROM A TURN IN CATO ROAD; THENCE ALONG THE LINE OF SAID TRACT OF 3.28 ACRES, NORTH 81 DEG. WEST 501 FEET TO A POINT; THENCE NORTH 2 DEG. 45 MINS. WEST 70 FEET TO A POINT; THENCE NORTH 72 DEG. 30 MINS. EAST 445 FEET ALONG MAYER`S LINE TO A POINT IN THE CENTERLINE OF CATO ROAD; THENCE WITH THE CENTERLINE OF THE SAME, SOUTH 30 DEG. EAST 150 FEET TO THE POINT OF BEGINNING, CONTAINING 1.11 ACRES, MORE OR LESS.

Parcel ID: 05800016500

More Commonly Known As: 4387 Cato Road, Nashville, TN 37218.

Alice B. Jones and William E. Jones, (HIS/HERS/THEIR) HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record recorded on July 16, 1980, in Record Book 5624, at Page 896, in the Register's Office of 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 ways appertaining unto Southeastern Investments IV LLC , his successors and assigns, in fee simple forever, to whom the said Mickel Law Firm, P.A., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Mickel Law Firm, P.A., Substitute Trustee, on the ____ day of August, 2022 has hereunto set his hand and seal.

Mickel Law Firm, P.A.

By: _____
James H. Swindle, Jr. (TN Bar No. 038244)

STATE OF ~~TENNESSEE~~ Arkansas)
)**ACKNOWLEDGMENT**
COUNTY OF Pulaski)

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared James H. Swindle, Jr., who acknowledged himself to be an authorized signatory of Mickel Law Firm, P.A., the within bargainor, and that as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by personally signing for Mickel Law Firm, P.A. on the day and date therein mentioned.

WITNESS MY SIGNATURE and seal of office this 31st day of August, 2022.

_____
Notary Public

My Commission Expires:

September 1, 2031

RENEE' TYSON
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires September 01, 2031
Commission No. 12715811

Alice B. Jones and William E. Jones
MLF Case # 106954-1

I, or we, hereby swear and affirm that to the best of affiant's knowledge, information, and belief, that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $154,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF ~~TENNESSEE~~ Arkansas)

)**ACKNOWLEDGMENT**

COUNTY OF Pulaski)

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

Notary Public

My Commission Expires:

September 1, 2031

RENEE' TYSON
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires September 01, 2031
Commission No. 12715811

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Southeastern Investment IV LLC
445 Highway 46 South Suite 29

Alice B. Jones and William E. Jones
MLF Case # 106954-1