Karen Johnson Davidson County
Batch# 931949 DEEDTRS
10/20/2022 12:02:38 PM 4 pgs
Fees: $23.00 Taxes: $795.50
20221020-0114496

Prepared By/Return To:
McMichael Taylor Gray, LLC
3550 Engineering Drive
Suite 260
Peachtree Corners, GA 30092
MTG: TN2022-00157
Property Address: 517 Grand Lagoon, Madison, TN 37115
Parcel Number: 052080A30500

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Grimaudus C. Harp, conveyed to Arnold M. Weiss., Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Mortgage Ventures, LLC dba Commerce Union Mortgage, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated May 17, 2007 and recorded on May 31, 2007 in Instrument No. 20070531-0064644 in the Office of the Register of Davidson County, Tennessee; and

WHEREAS, U.S. Bank National Association, not in its individual capacity but solely as trustee for LB-Igloo Series IV Trust, being the holder of the debt secured, appointed the undersigned, McMichael Taylor Gray, LLC., as Substitute Trustee Instrument No. 20220816-0092584 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, if the United States or the State of Tennessee had any liens or claimed lien(s) on the Property timely notice was given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on September 22, 2022 at 11:00 am to the highest and best bidder for cash, at which sale Chad Lautt, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $215,000.00; and

WHEREAS, the high bidder has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of the payment by Chad Lautt, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, McMichael Taylor Gray, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Chad Lautt, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson , State of Tennessee:

Lot No. 201, Heron Walk-Phase Two, Section Five, Plat Book 9700, Page 923, filed 6/2/1999

Being the same property conveyed to Daniel P Ramsey and Karen Ramsey, by Warranty Deed from Allen Earps, dated January 19, 2000, and recorded in Deed Book 200002290019701, Page n/a in Davidson County Records.

Being the same property conveyed to Grimaudus C. Harp by Warranty Deed, from Daniel P. Ramsey and wife, Karen Ramsey, of record in Book 200705310064643, Register's Office for Davidson County, Tennessee

This is improved property known as 517 Grand Lagoon, Madison, Tennessee, 37115.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Chad Lautt, its/his/her successors and assigns forever, to whom the said McMichael Taylor Gray, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise

IN TESTIMONY WHEREOF, the undersigned has hereunto set his/her hand, this 13 day of October, 2022.

McMichael Taylor Gray, LLC

By: _____
Name: Gregory Thorne
Title: Managing Attorney

STATE OF GEORGIA
COUNTY OF GWINNETT

Before me, a Notary Public in the State and County aforementioned personally appeared Gregory Thorne, Managing Attorney, McMichael Taylor Gray, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the within named bargainor, and that such person as such executed the forgoing instrument for the purpose therein contained by signing the name as such.

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

TOMIKA CROMER NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 01, 2026

_____
Notary Public
My Commission Expires: 6/1/2026

STATE OF GEORGIA
COUNTY OF GWINNETT

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $215,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 13 day of October, 2022.

Notary Public
My Commission Expires: 6/1/2026

TOMIKA CROMER NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 01, 2026

Property Address: 317 Grand Lagoon, Madison TN37115
Parcel Number(s): 052080A30500
Property Owner and Tax Notices: Chad Lautt
PO Box 23096
Nashville, TN 37202