Recording Prepared & Requested by James Roberts

When recorded, mail to:
James Roberts
P.O. Box 641
Dickson, Tennessee 37055

Karen Johnson Davidson County
Batch# 947340 DEEDTRS
12/05/2022 11:19:03 AM 3 pgs
Fees: $18.00 Taxes: $436.60

20221205-0126696

The Actual Consideration for this transfer is: $118,000.00.

Sworn to and subscribed
Before me this the 29th day
of November 2022.

Notary Public
My commission expires: 9/22/26

KATHRYN JACKSON ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/22/2026
DICKSON COUNTY

SEND TAX BILLS TO:

| ADDRESS OF NEW OWNERS | SEND TAX BILLS TO: | MAP /PARCEL # |
|---|---|---|
| | | |
| Cornerstone Investments, Inc.<br>718 Thompson Lane, Suite # 108<br>Nashville, TN 37204 | Cornerstone Investments, Inc.<br>718 Thompson Lane, Suite # 108<br>Nashville, TN 37204 | 150 02 0 367.00 |

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by that certain Deed of Trust dated July 8, 2013, and recorded July 8, 2013, at Instrument Number 20130708-0070284, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), WILLIE L. GATES ("Borrower), conveyed to I. Dyke Tatum, certain real property as described below (the "Property,) to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on July 8, 2013, and, (the "Note"), which obligation is presently held and owned by MELISSA ALLEN; and,

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and,

WHEREAS, Lender, the owner and holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and,

WHEREAS, the undersigned, JAMES ROBERTS, was duly appointed as Substitute Trustee in the place and stead of I. Dyke Tatum, said appointment being set forth in Instrument Number 20221205 - 0126695 in said Register's Office, and,

WHEREAS, a Notice of the Right to Foreclose, if required pursuant to T.C.A. 5 35-5-117, was given at least sixty (60) days prior to the first publication in accordance with Tennessee law; and,

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. 535-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on February 20, 2014, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on September 23, 2022, September 30, 2022 and October 7, 2022., a copy of such notice was sent to the parties required under T.C.A. 5 35-5-101 (e) prior to the first publication date written above, and following such notice the default was not cured; and,

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to Cornerstone Investments, Inc. at the price of One Hundred and Eighteen Thousand Dollars and No Cents ($118,000.00) this being the highest, last and best bid; and,

WHEREAS, Cornerstone Investments, Inc. was the successful purchaser at said sale.

NOW, THEREFORE, James Roberts, Substitute Trustee as aforesaid, in consideration of the premises and the sum of One Hundred and Eighteen Thousand Dollars and No Cents ($118,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Cornerstone Investments, Inc. ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County: Tennessee: being Lot 49-B on the Plan of revised, zone lot Division, Lots 49 & 50, Harborgate, Section 1, of record in Book 6200, Page 228, as revised in Book 6200, Page 851, Register's Office of said county, to which plat reference us made for a more complete description there of being the same property conveyed from Robert Samms and Pamela Samms to Clara King, as described in Doc. No. 20030930-0144221, Dated 9/29/2003, Recorded on 09/30/2003 in Davidson County Records. Being the same property conveyed to Melissa Allen, married, by deed dated February 6, 2013, from Fifth Third Mortgage Company of record Instrument No 20130311-0023655, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Willie L. Gates, by deed dated 07/08/2013, from Melissa Allen, as described in Doc. No. 20130708-0070284.
>
> This property is known as 804 Holder Court, Nashville, Tennessee 37217.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead

dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to (1) any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; (2) any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; (3) any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; (4) applicable covenants, restrictions, building setbacks easements and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; (5) any governmental zoning and subdivision ordinances or regulations in effect thereon; (6) the accuracy of the Index Book of the said Register's Office; and (7) any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee this the 3rd day of December 2022

James Roberts, Substitute Trustee

STATE OF TENNESSEE )
COUNTY OF DICKSON )

Before me, M. Kathryn Roberts, of the state and county aforesaid, personally appeared James Roberts, with whom I am personally acquainted and who, upon oath, acknowledged himself to have the authority, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name as the Substitute Trustee.

WITNESS my hand and seal at office in Dickson, Tennessee this the 3rd day of December 2022.

Notary Public

My commission expires: 9/22/26

M. KATHRYN JACKSON ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/22/2026
DICKSON COUNTY