

NOTICE

KNOW ALL MEN BY THESE PRESENTS: THAT, WHEREAS, by deed of trust dated the 18th day of December, 2017, of record in Book R2472, Page 908, Register's Office of Maury County, Tennessee, Sheila K. Davis did convey in trust to Louis Holloway, Trustee, the tract of land hereinafter described to secure the payment of the principal sum of \$213,600.00, evidenced by a promissory note payable to the order of Community First Bank and Trust, incorporated by reference in said deed of trust; and

WHEREAS, default has been made in the payment of said indebtedness, and Reliant Bank, the holder and owner of said note, has instructed the undersigned Successor Trustee to foreclose said deed of trust; and

WHEREAS, the Trustee named in said deed of trust being unable to act, and the owner and holder of said note has appointed Middle Tennessee Law Group, PLLC as Successor Trustee by instrument recorded in Book R2582, Page 518, Register's Office of Maury County, Tennessee; and

WHEREAS, pursuant to T.C.A. §35-5-104, other parties interested in the tract of land herein described are the following:

Donald W. Davis
3274 Tanyard Hollow Road
Culleoka, TN 38451

Johnny E. Davis
1112 Sunnyside Drive
Columbia, TN 38401

Daniel L. Graves, II, Esq.
Bullock, Fly, Hornsby & Evans
P.O. Box 398
Murfreesboro, TN 37133

William Bundrant, Executor
2135 Woodcliff Drive
Smyrna, TN 37167

NOW, THEREFORE, by virtue of the authority vested in me, as Successor Trustee under said instrument, I will, on Monday, October 28, 2019, offer for sale and sell, at the West door of the Maury County Courthouse in Columbia, Tennessee, at the hour of 11:00 a.m., to the last, highest and best bidder, for cash in hand and in bar of the equity of redemption, homestead, and all other exemptions of every kind, the following described tract of land:

Located in the Ninth (9th) Civil District of Maury County, Tennessee, and being Lot No. 95, Sunnyside Subdivision, Section 3, as shown on plat of record in Plat Book 4, Page 47, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Sheila K. Davis by deed of record in Book R2411, Page 720, Register's Office of Maury County, Tennessee.

Being also known as 1112 Sunnyside Drive, Columbia, TN 38401

Map 113H, Group A, Parcel 016.00

The Property sold pursuant to this Notice shall be sold "AS IS," "WHERE IS," without representations or warranties of any kind whatsoever, whether express or implied. The Successor Trustee will warrant title to the Property only against those claiming by, through or under the Successor Trustee, and will make no further warranty of title. Accordingly, the sale of the Property shall be subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any applicable redemptive rights, (including any redemptive rights of any taxing authority by reason of any tax liens) plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The right is reserved, at Successor Trustee's sole discretion, to adjourn the day of the sale to another day and time certain, without further publication and in accordance with law, upon announcement of said adjournment on the day, time and place of sale set forth above.

The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the Trustee, or his agent, be cause for rejection of the bid, and, if the bid is rejected, the Trustee, or his agent, shall have the option of making the sale to the next highest bidder who is ready, willing and able to comply with the terms thereof. The proceeds derived from the sale of the property will be applied as provided for in the deed of trust which is made a part hereof as if copied verbatim herein.

Dated at Columbia, Tennessee, this the 27th day of September, 2019.

Wolaver, Carter & Heffington
By: /s/ T. Jake Wolaver
T. Jake Wolaver, Successor Trustee
809 S. Main Street, Suite 100
Columbia, TN 38401
(931) 548-0818

October 1, 8, 15, 3TC