

817 S. Church St
Murfreesboro, TN 37130



Toll Free: 1-800-825-5523
Local: 615-895-0078
Fax: 615-895-0436

Form #1478

This Contract for Sale ("Contract") made this the ____ day of _____, 20____, by and between Jason N. King, Substitute Trustee or by Designated Agent For Substitute Trustee, solely in his capacity as Substitute Trustee and not individually (hereinafter called the "Seller"), and _____, (hereinafter called the "Buyer").

WHEREAS _____ by a Deed of Trust dated _____, of record in _____ Book _____, page _____, Register's Office for Warren County, Tennessee ("Deed of Trust"), conveyed to _____, Trustee, certain real property as more completely described in the Foreclosure Sale Notice attached hereto and incorporated herein as Exhibit A ("Foreclosure Sale Notice") to secure the payment of a certain Indebtedness, etc. ("Indebtedness") to _____; and

WHEREAS, Seller has been appointed Substitute Trustee by Lender, the owner and holder of said Indebtedness, etc. by an Appointment of Substitute Trustee of record in _____ Book _____, page _____, Register's Office for Warren County, Tennessee ("Register's Office"); and

WHEREAS, _____, assigned its interest to _____ ("Lender") by Assignment of Deed of Trust of record in Record Book _____, page _____, said Register's Office; and

WHEREAS, Borrower has defaulted on the Indebtedness secured by the Deed of Trust and Lender, the owner and holder of said Indebtedness, etc., has demanded that the real property ("Property") described on Exhibit B attached hereto and incorporated herein, be advertised and sold in satisfaction of said Indebtedness pursuant to the terms of the Foreclosure Sale Notice; and

WHEREAS, Seller has offered said Property for sale to the highest and best bidder for cash and Buyer is the successful bidder for said Property, subject to the Buyer closing the purchase pursuant to this Contract.

WITNESSETH: Pursuant to the terms and conditions of the Foreclosure Sale Notice attached hereto as Exhibit A, and in consideration of the foregoing premises, the Buyer bid the amount of \$ _____ representing the purchase price of said Property ("Purchase Price") That the Buyer herewith deposits immediately with Lawyers Land & Title Services, LLC the sum of (\$ _____) Dollars, as earnest money, to constitute partial payment of the Contract Price. The Seller, in consideration of the earnest money deposit, receipt of which is hereby acknowledged, does hereby agree as Substitute Trustee, to convey by a good and valid Substitute Trustee Deed to said Buyer, or to such person Buyer may, in writing, direct, the real estate described on Exhibit B having an address of:

1388 and 1531 Stubblefield Road, Morrison, Warren County, Tennessee

295.64 +/- ACRES - With Existing 3 Center Irrigation Pivots and Pump

CONSIDERATION: Buyer agrees to purchase the Property and pay therefor the sum of \$ _____ Dollars Bid Price, plus TEN percent (10%) Buyer's Premium of \$ _____, which equals a total Contract Price of \$ _____

dollars,

upon the following terms: **CASH.**

COMMISSION: On the date of closing, Comas Montgomery Realty & Auction Company, Inc., shall receive a commission of THE AMOUNT OF THE BUYER'S PREMIUM.

TAXES: Back property taxes are the responsibility of SELLER, IF ANY and 2019 Property taxes shall be the responsibility of the BUYER. The BUYER is responsible for Roll Back Taxes if not re-enrolled in the Green Belt.

CLOSING: The sale will be closed on or before May 23, 2019. THE CLOSING IS TO BE HELD AT LAWYERS LAND & TITLE SERVICES, LLC - 500 N. WALNUT STREET, MURFREESBORO, TN, 37110. (615) 962-8971.

FORM OF DEED: Seller shall convey good merchantable title to Buyer by **SUBSTITUTE TRUSTEE'S DEED** subject to any and all restrictions and easements of record. A copy of the form of Substitute Trustee's Deed that Substitute Trustee will execute and deliver is attached hereto and incorporated herein as Exhibit C. By execution of this Contract, Buyer acknowledges that Buyer has had the opportunity to review the Substitute Trustee's Deed and Buyer accepts the form and contents of the Substitute Trustee's Deed.

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CLOSING COSTS: Seller shall pay no closing costs for Buyer, including any lender's fees unless otherwise agreed to in this Contract.

PROPERTY CONDITION: THIS PROPERTY IS SOLD AS IS, WHERE IS AND WITH ALL FAULTS AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, AND SUBJECT TO ANY PRIOR LIENS OR ENCUMBRANCES, IF ANY, ALL AS SET FORTH IN THE NOTICE OF FORECLOSURE. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOINMENT OR THE LIKE AND WITHOUT ANY EXPRESSED OR IMPLIED WARRANTIES OF MERCHANTABILITY, CONDITION (INCLUDING ENVIRONMENTAL), QUALITY OR FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE, HABITABILITY, SIZE, ACREAGE, BOUNDARY LINES, INCOME TO BE DERIVED OR EXPENSES TO BE INCURRED. SELLER AND COMAS MONTGOMERY REALTY & AUCTION COMPANY, INC HAVE NOT MADE AND DO NOT HEREBY MAKE ANY SUCH REPRESENTATIONS OR WARRANTIES, BUT RATHER, DO HEREBY DISCLAIM AND RENOUNCE THE SAME.

BREACH OF CONTRACT BY SELLER: If the Seller is unable to make conveyance and to give title herein agreed, the said earnest money shall be refunded to buyer and all obligations of either party hereto shall cease, except Seller's obligation to Comas Montgomery Realty & Auction Co., Inc.

BREACH OF CONTRACT BY BUYER: It is agreed that the sale of the Property will be adjourned pending the closing of the purchase by Buyer. In the event Buyer fails for any reason whatsoever to close by the Closing Date as specified herein, Seller, at its option, shall be entitled to specifically

enforce this Contract or declare this Contract in default, retain the Earnest Money, and accept the next highest bid received at the sale that closes and Buyer shall be liable to Seller for the difference between the Buyer's bid and the next highest bid that closes, in addition to the forfeiture of the Earnest Money as stated above. Buyer shall pay all costs and expenses incurred by Seller in enforcing or defending this Contract and incident to the recovery of damages, including all attorney fees. Furthermore, Buyer shall pay to Comas Montgomery Realty & Auction Company, Inc., as damages, an amount equal to the Buyer's premium or commission percentage, as set forth in said Contract, and any and all expenses incurred by the said Comas Montgomery Realty & Auction Company, Inc., for said auction.

Should Buyer's earnest money check be returned for any reason whatsoever, this shall constitute an item of default, and in addition to the remedies previously stated hereinabove, Buyer shall also pay an additional penalty of five percent (5%) of the earnest money check to Lawyers Land & Title Services, LLC. Buyer shall also pay a reasonable attorney's fee and costs incurred in the collection of these monies owed by Buyer as a result of Buyer's default.

It is specifically understood and agreed by and between the Seller and Comas Montgomery Realty & Auction Company, Inc., that in the event the Buyer should default in the terms of this Contract in any manner whatsoever, that the earnest money, or sufficient sums therefor, shall be paid first to the agent for the Buyer's premium or commission percentage, and the balance, if any, to the Seller.

It is expressly understood and agreed that this instrument contains the entire agreement between the parties and that acceptance herein notes that there are no oral or collateral conditions, agreements, or representations, all such having been incorporated and resolved in this Contract.

Time is of the essence of this Contract and all of the conditions thereof.

Comas Montgomery Realty & Auction Company, Inc., has disclosed that it represents the Seller in this sale of real estate. The words "Seller" and "Buyer" when used in this context, shall be construed as plural whenever the number of parties to this Contract so requires.

IN WITNESS WHEREOF, the parties have hereunto subscribed their names on the day and year first above written.

SELLER _____
JASON N. KING, Substitute Trustee

BUYER: _____
PHONE #: _____
EMAIL: _____

Exhibit A

NOTICE OF FORECLOSURE SALE

WHEREAS, Michael A. Hollingshead and Melissa Hollingshead, husband and wife, and Jason Wells and Angela M. Wells, husband and wife, by Deed of Trust (the "Deed of Trust") dated September 25, 2013, of record in Record Book 330, page 133, Register's Office for Warren County, Tennessee, conveyed to Troy D. Martin, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note, (the "Note") described in the Deed of Trust, which Note was payable to American City Bank; and,

WHEREAS, pursuant to an Assignment Agreement of record at Record Book 458, Page 719, Register's Office for Warren County, Tennessee, FirstBank, successor by merger with American City Bank, assigned its entire right, title, and interest in the Note and the Deed of Trust, as modified of record, to Michael A. Hollingshead and Melissa Hollingshead; and,

WHEREAS, default has been made in the payment of the Note; and

WHEREAS, the owners and holders of the Note have demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure and sale in accordance with the terms and provisions of the Note and Deed of Trust.

NOW, THEREFORE, notice is hereby given that I, Jason N. King, Substitute Trustee, pursuant to the power, duty, and authority vested in and conferred upon me, by the Deed of Trust of record in Record Book 330, page 133, and Appointment of Substitute Trustee of record in Record Book 458, page 749, both of the Register's Office for Warren County, Tennessee, having been requested to do so by the lawful holder and owner of said debt, will on the **23rd day of April, at 12:00 p.m.** at or about the end of Stubblefield Road, at the address of 1531 Stubblefield Road, Morrison, Tennessee, offer for sale to the highest bidder for cash, and free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Warren County, Tennessee, described as follows:

Beginning on a post on the west side of Stubblefield Road, being John Fagan's northeast corner; thence with said road South 05°24' West 450.63 feet to a corner of Frank King; thence with Frank King's line North 87°34' West 410.28 feet to a stake; thence South 05°07' West 804.53 feet; thence North 77°39' West 606.22 feet; thence South 31°22' West 960.91 feet; thence North 62°25' West 22.38 feet; thence North 65°17' West 487.77 feet to King's East 1247.87 feet; thence North 03°14' East 424.50 feet to a stake in Roller's southwest corner; thence with Roller North 76°51' East 89.60 feet; thence South 81°23' East 180.85 feet; thence North 84°35' East 63.70 feet to a stake in Hickory Creek; thence with Hickory Creek North 12°06' East 126.59 feet; thence North 08°17' East 129.34 feet; thence North 45°25' East 75.57 feet; thence South 86° 02' East 239.29 feet; thence North 66°18' East 109.47 feet to a stake in Hickey's corner ; thence with Hickey South 74°09' East 130.10 feet; thence South 48°10' East 109.79 feet ; thence South 06°09' West 68.34 feet ; thence South 64° 32' East 282.05 feet; thence North 83°58' East 161.31 feet; thence South 75°56' East 32.42 feet; thence South 71°38' East 34.67 feet; thence 67°37' East 72.39 feet, thence South 71°41' East 28.76 feet; thence North 56°48' East 34.40 feet to the point of beginning, containing 58 acres, more or less.

Being the same property conveyed to Michael A. Hollingshead and Melissa Hollingshead, Husband and Wife and Jason Wells and Angela Wells, Husband and Wife, by Deed from Herbert W. Rowland and wife, Thelma A. Rowland, dated 09/25/2013 and filed for record in Record Book 330, Pages 131-132, Register's Office for Warren County, Tennessee.

This sale is subject to any unpaid taxes, if any, any prior liens or encumbrances, leases, easements and all other matters of record including but not limited to the priority of any fixture filing. The property is being sold as is where is without warranty as to its condition and subject to all mortgages, liens, claims,

rights and any and all unpaid taxes of whatever nature that may be liens against it. If the U.S. Department of the Treasury/Internal Revenue Service or the State of Tennessee or any department thereof are listed as interested parties in the advertisement, then the notice of this foreclosure is being given to them, and the sale will be subject to the applicable governmental entities right to redeem the property, all as required by 26 U.S.C 7425(d)(1), T.C.A. 67-1-1433(c), and applicable laws.

The right is reserved to adjourn the day of the sale to another day, time and place certain without further publication, upon announcement at the time and place for the sale set forth above. The Trustee/Substitute Trustee reserves the right to rescind the sale. Terms of sale: 10% down required day of sale – balance in 30 days. 10% buyer's premium.

In the event the highest bidder does not honor the highest bid, the next highest bidder at the next highest bid will be deemed the successful bidder.

Other Interested Parties: City of McMinnville, Tennessee and Warren County, Tennessee

This is improved property also known as 1388 Stubblefield Road Morrison, TN
Map 115 021.00

DATED this 27th day of March, 2019.

/s/ Jason N. King
Jason N. King, Substitute Trustee

To be run: March 29, April 5 and April 6, 2019

NOTICE OF FORECLOSURE SALE

WHEREAS, Michael A. Hollingshead and Melissa Hollingshead, husband and wife, and Jason Wells and Angela M. Wells, husband and wife, by Deed of Trust (the "Deed of Trust") dated September 25, 2013, of record in Record Book 330, page 126, Register's Office for Warren County, Tennessee, conveyed to Troy D. Martin, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note, (the "Note") described in the Deed of Trust, which Note was payable to American City Bank; and,

WHEREAS, pursuant to an Assignment Agreement of record at Record Book 458, Page 719, Register's Office for Warren County, Tennessee, FirstBank, successor by merger with American City Bank, assigned its entire right, title, and interest in the Note and the Deed of Trust, as modified of record, to Michael A. Hollingshead and Melissa Hollingshead; and,

WHEREAS, default has been made in the payment of the Note; and

WHEREAS, the owners and holders of the Note have demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure and sale in accordance with the terms and provisions of the Note and Deed of Trust.

NOW, THEREFORE, notice is hereby given that I, Jason N. King, Substitute Trustee, pursuant to the power, duty, and authority vested in and conferred upon me, by the Deed of Trust of record in Record Book 330, page 126, and Appointment of Substitute Trustee of record in Record Book 458, page 749, both of the Register's Office for Warren County, Tennessee, having been requested to do so by the lawful holder and owner of said debt, will on the **23rd day of April, at 12:00 p.m.** on site, at or about the end of Stubblefield Road, Morrison, Tennessee, offer for sale to the highest bidder for cash, and free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Warren County, Tennessee, described as follows:

TRACT I: Beginning on an iron pin in the North margin of the Lynn Road, Rillie Austin's southwest corner; thence with the Lynn Road North 84 deg. 06 min. West 256.78 feet; thence North 83 deg. 06 min. West 149.20 feet; thence South 80 deg. 34 min. West 41.06 feet to the center of Little Hickory Creek; thence with the Little Hickory Creek North 46 deg. 31 min. West 27.50 feet; thence North 37 deg. 25 min. West 163.42 feet; thence North 56 deg. 46 min. West 529.23 feet; thence North 88 deg. 28 min. West 275.24 feet; thence North 45 deg. 22 min. West 194.94 feet; thence North 51 deg. 24 min. West 147.73 feet; thence North 80 deg. 01 min. West 201.16 feet; thence North 72 deg. 51 min. West 216.76 feet; thence North 16 deg. 49 min. East 179.55 feet; thence North 58 deg. 21 min. West 197.48 feet; thence leaving the center of Little Hickory Creek North 08 deg. 04 min. East 27.28 feet to a steel post on the bank of Little Hickory Creek; thence North 08 deg. 04 min. East 1268.36 feet; thence North 10 deg. 02 min. East 900.48 feet to an iron wood; thence South 25 deg. 17 min. East 487.77 feet to a 20" poplar; thence South 62 deg. 25 min. East 22.38 feet; thence South 61 deg. 46 min. East 333.64 feet; thence South 62 deg. 12 min. East 88.73 feet; thence South 63 deg. 43 min. East 181.46 feet; thence South 78 deg. 58 min. East 254.79 feet; thence North 87 deg. 05 min. East 183 feet; thence North 87 deg. 42 min. East 298.46 feet to an iron pin; thence North 06 deg. 18 min. East 1594.92 feet to an iron pin; thence South 86 deg. 58 min. East 99.80 feet to an iron pin in the West margin of the Stubblefield Road; thence South with the Stubblefield Road and Wells' line South 06 deg. 18 min. West 933.77 feet to a corner; thence South 78 deg. 50 min. East 783.57 feet to a rock; thence South 06 deg. 15 min. West 1140.41 feet to an iron pin; thence North 89 deg. 40 min. West 696 feet to an iron pin; thence South 03 deg. 35 min. West 2109.95 feet to the place of beginning, containing 140.88 acres, more or less, and being Tracts I and 2 of the John Fagan property from a survey by Thaxton and Bartlett dated 04-27-89.

TRACT II: Beginning on an iron stake in the West margin of Stubblefield Road (gravel) in Frank King's corner and running thence North 03 deg. 29 min. East 212.90 feet with the West margin of Stubblefield Road to an iron stake, a new corner of John W. Fagan; thence North 87 deg. 34 min. West 410.28 feet with a new line of John W. Fagan to an iron stake in a fence; thence South 05 deg. 07 min. West 804.53 feet with the fence and John W. Fagan's line to an iron stake in fence corner; thence North 77 deg. 39 min. West 606.22 feet with the fence and John W. Fagan's line to an iron stake in the fence corner; thence South 31 deg. 22 min. West 960.91 feet with John W. Fagan's line to a 20" poplar in fence in Frank King's line; thence South 62 deg. 25 min East 22.38 feet with Frank King's line to a fence post; thence South 61 deg. 46 min. East 333.64 feet with Frank King's line to a fence post; thence South 62 deg. 12 min East 88.73 feet with Frank King's line to a fence post; thence South 63 deg. 43 min. East 181.46 feet with Frank King's line to a fence post; thence South 78 deg. 48 min. East 254.79 feet with Frank King's line to a fence post; thence North 87 deg. 05 min. East 183.00 feet with Frank King's line to a fence post; thence North 87 deg. 42 min. East 298.46 feet with Frank King's line to an iron stake; thence North 05 deg. 18 min. East 1,594.92 feet with Frank King's line to an iron stake; thence South 86 deg. 51 min. East 99.72 feet with Frank King's line to the beginning and containing 32.82 acres, more or less, according to survey.

TRACT III: Beginning at a limestone rock found at a brace post in Frank King's east line, the same being the beginning point in the above-referenced deed, and being the southwest corner of the property herein described; thence with King's east line being a straight line according to the description of a 1984 survey by Larry Medley in WDB 257, Page 531, ROWCT, N. 05-53-00 E. 760.00 feet to an iron pin set; thence with a line to be the south end of Stubblefield Road S. 84-07-00 E. 30.00 feet to an iron pin set; thence with the east margin of Stubblefield Road N. 05-37-30 E. 759.51 feet to an iron pin set 15 feet from the center of said road; thence S. 86-59-00 E. 425.95 feet to an iron pin set; thence S. 55-01-50 E. 2178.79 feet to an iron pin set in the west line of a subdivision of the D.L. Bouldin property by Thaxton and Bartlett surveyors, March 1979; thence with said line S. 09-55-10 W. 632.59 feet to an iron pin set at old fence corner; thence N. 81-46-20 W. 383.06 feet to a corner post at Mildred Biles' and Mamie Henderson's (WDB 122, Page 115) northeast corner; thence generally with old fence being Biles' and Henderson's north line N. 80-53-40 W. 1150.15 feet to a planted stone at corner post being Frank King's northeast corner; thence with Frank King's north line N. 79-03-30 W. 783.47 feet to the point of beginning and containing 63.94 acres, more or less, per survey of Tim Haggard, R.L.S. No. 1604, Manchester, Tennessee, dated July 19, 1991.

Being the same property conveyed to Michael A. Hollingshead and Melissa Hollingshead, Husband and Wife and Jason Wells and Angela Wells, Husband and Wife, by Deed from Joseph S. Caten, dated 09/25/2013 and filed for record in Record Book 330, Pages 123, Register's Office for Warren County, Tennessee

This sale is subject to any unpaid taxes, if any, any prior liens or encumbrances, leases, easements and all other matters of record including but not limited to the priority of any fixture filing. The property is being sold as is where is without warranty as to its condition and subject to all mortgages, liens, claims, rights and any and all unpaid taxes of whatever nature that may be liens against it. If the U.S. Department of the Treasury/Internal Revenue Service or the State of Tennessee or any department thereof are listed as interested parties in the advertisement, then the notice of this foreclosure is being given to them, and the sale will be subject to the applicable governmental entities right to redeem the property, all as required by 26 U.S.C 7425(d)(1), T.C.A. 67-1-1433(c), and applicable laws.

The right is reserved to adjourn the day of the sale to another day, time and place certain without further publication, upon announcement at the time and place for the sale set forth above. The Trustee/Substitute Trustee reserves the right to rescind the sale. Terms of sale: 10% down required day of sale – balance in 30 days. 10% buyer's premium.

In the event the highest bidder does not honor the highest bid, the next highest bidder at the next highest bid will be deemed the successful bidder.

Other Interested Parties: City of McMinnville, Tennessee and Warren County, Tennessee

This is improved property also known as 1531 Stubblefield Road Morrison, TN
Map 120 036.01

DATED this 27th day of March, 2019.

/s/ Jason N. King
Jason N. King, Substitute Trustee

To be run: March 29, April 5 and April 6, 2019

EXHIBIT B
TO CONTRACT OF SALE

Description 1 1388 Stubblefield Road, Morrison, TN: Land in the 8th Civil District of Warren County, Tennessee, bounded and described as follows:

Beginning on a post on the west side of Stubblefield Road, being John Fagan's northeast corner; thence with said road South 05°24' West 450.63 feet to a corner of Frank King; thence with Frank King's line North 87°34' West 410.28 feet to a stake; thence South 05°07' West 804.53 feet; thence North 77°39' West 606.22 feet; thence South 31°22' West 960.91 feet; thence North 62°25' West 22.38 feet; thence North 65°17' West 487.77 feet to King's East 1247.87 feet; thence North 03°14' East 424.50 feet to a stake in Roller's southwest corner; thence with Roller North 76°51' East 89.60 feet; thence South 81°23' East 180.85 feet; thence North 84°35' East 63.70 feet to a stake in Hickory Creek; thence with Hickory Creek North 12°06' East 126.59 feet; thence North 08°17' East 129.34 feet; thence North 45°25' East 75.57 feet; thence South 86°02' East 239.29 feet; thence North 66°18' East 109.47 feet to a stake in Hickey's corner; thence with Hickey South 74°09' East 130.10 feet; thence South 48°10' East 109.79 feet; thence South 06°09' West 68.34 feet; thence South 64°32' East 282.05 feet; thence North 83°58' East 161.31 feet; thence South 75°56' East 32.42 feet; thence South 71°38' East 34.67 feet; thence 67°37' East 72.39 feet, thence South 71°41' East 28.76 feet; thence North 56°48' East 34.40 feet to the point of beginning, containing 58 acres, more or less.

Being the same property conveyed to Michael A. Hollingshead and Melissa Hollingshead, Husband and Wife and Jason Wells and Angela Wells, Husband and Wife, by Deed from Herbert W. Rowland and wife, Thelma A. Rowland, dated 09/25/2013 and filed for record in Record Book 330, Pages 131-132, Register's Office for Warren County, Tennessee.

Description 2 1531 Stubblefield Road, Morrison, TN: A certain tracts or parcels of land lying and being the Eighth Civil District of Warren County, Tennessee being more particularly described as follows, to-wit:

TRACT I:

Beginning on an iron pin in the North margin of the Lynn Road, Rillie Austin's southwest corner; thence with the Lynn Road North 84 deg. 06 min. West 256.78 feet; thence North 83 deg. 06 min. West 149.20 feet; thence South 80 deg. 34 min. West 41.06 feet to the center of Little Hickory Creek; thence with the Little Hickory Creek North 46 deg. 31 min. West 27.50 feet; thence North 37 deg. 25 min. West 163.42 feet; thence North 56 deg. 46 min. West 529.23 feet; thence North 88 deg. 28 min. West 275.24 feet; thence North 45 deg. 22 min. West 194.94 feet; thence North 51 deg. 24 min. West 147.73 feet; thence North 80 deg. 01 min. West 201.16 feet; thence North 72 deg. 51 min. West 216.76 feet; thence North 16 deg. 49 min. East 179.55 feet; thence North 58 deg. 21 min. West 197.48 feet; thence leaving the center of Little Hickory Creek North 08 deg. 04 min. East 27.28 feet to a steel post on the bank of Little Hickory Creek; thence North 08 deg. 04 min. East 1268.36 feet; thence North 10 deg. 02 min. East 900.48 feet to an iron wood; thence South 25 deg. 17 min. East 487.77 feet to a 20" poplar; thence South 62 deg. 25 min. East 22.38 feet; thence South 61 deg. 46 min. East 333.64 feet; thence South 62 deg. 12 min. East 88.73 feet; thence South 63 deg. 43 min. East 181.46 feet; thence South 78 deg. 58 min. East 254.79 feet; thence North 87 deg. 05 min. East 183 feet; thence North 87 deg. 42 min. East 298.46 feet to an iron pin; thence North 06 deg. 18 min. East 1594.92 feet to an iron pin; thence South 86 deg. 58 min. East 99.80 feet to an iron pin in the West margin of the Stubblefield Road; thence South with the Stubblefield Road and Wells' line South 06 deg. 18 min. West 933.77 feet to a corner; thence South 78 deg. 50

min. East 783.57 feet to a rock; thence South 06 deg. 15 min. West 1140.41 feet to an iron pin; thence North 89 deg. 40 min. West 696 feet to an iron pin; thence South 03 deg. 35 min. West 2109.95 feet to the place of beginning, containing 140.88 acres, more or less, and being Tracts 1 and 2 of the John Fagan property from a survey by Thaxton and Bartlett dated 04-27-89.

TRACT II:

Beginning on an iron stake in the West margin of Stubblefield Road (gravel) in Frank King's corner and running thence North 03 deg. 29 min. East 212.90 feet with the West margin of Stubblefield Road to an iron stake, a new corner of John W. Fagan; thence North 87 deg. 34 min. West 410.28 feet with a new line of John W. Fagan to an iron stake in a fence; thence South 05 deg. 07 min. West 804.53 feet with the fence and John W. Fagan's line to an iron stake in fence corner; thence North 77 deg. 39 min. West 606.22 feet with the fence and John W. Fagan's line to an iron stake in the fence corner; thence South 31 deg. 22 min. West 960.91 feet with John W. Fagan's line to a 20" poplar in fence in Frank King's line; thence South 62 deg. 25 min East 22.38 feet with Frank King's line to a fence post; thence South 61 deg. 46 min. East 333.64 feet with Frank King's line to a fence post; thence South 62 deg. 12 min East 88.73 feet with Frank King's line to a fence post; thence South 63 deg. 43 min. East 181.46 feet with Frank King's line to a fence post; thence South 78 deg. 48 min. East 254.79 feet with Frank King's line to a fence post; thence North 87 deg. 05 min. East 183.00 feet with Frank King's line to a fence post; thence North 87 deg. 42 min. East 298.46 feet with Frank King's line to an iron stake; thence North 05 deg. 18 min. East 1,594.92 feet with Frank King's line to an iron stake; thence South 86 deg. 51 min. East 99.72 feet with Frank King's line to the beginning and containing 32.82 acres, more or less, according to survey.

TRACT III:

Beginning at a limestone rock found at a brace post in Frank King's east line, the same being the beginning point in the above-referenced deed, and being the southwest corner of the property herein described; thence with King's east line being a straight line according to the description of a 1984 survey by Larry Medley in WDB 257, Page 531, ROWCT, N. 05-53-00 E. 760.00 feet to an iron pin set; thence with a line to be the south end of Stubblefield Road S. 84-07-00 E. 30.00 feet to an iron pin set; thence with the east margin of Stubblefield Road N. 05-37-30 E. 759.51 feet to an iron pin set 15 feet from the center of said road; thence S. 86-59-00 E. 425.95 feet to an iron pin set; thence S. 55-01-50 E. 2178.79 feet to an iron pin set in the west line of a subdivision of the D.L. Bouldin property by Thaxton and Bartlett surveyors, March 1979; thence with said line S. 09-55-10 W. 632.59 feet to an iron pin set at old fence corner; thence N. 81-46-20 W. 383.06 feet to a corner post at Mildred Biles' and Mamie Henderson's (WDB 122, Page 115) northeast corner; thence generally with old fence being Biles' and Henderson's north line N. 80-53-40 W. 1150.15 feet to a planted stone at corner post being Frank King's northeast corner; thence with Frank King's north line N. 79-03-30 W. 783.47 feet to the point of beginning and containing 63.94 acres, more or less, per survey of Tim Haggard, R.L.S. No. 1604, Manchester, Tennessee, dated July 19, 1991.

Being the same property conveyed to Michael A. Hollingshead and Melissa Hollingshead, Husband and Wife and Jason Wells and Angela Wells, Husband and Wife, by Deed from Joseph S. Caten, dated 09/25/2013 and filed for record in Record Book 330, Pages 123, Register's Office for Warren County, Tennessee.

Exhibit C

Address of New Owner:

This Instrument Prepared By:

Jason N. King, Attorney
King, PLLC
503 North Maple Street
Murfreesboro, TN 37130

SEND TAX BILLS TO:

New owner

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Michael A. Hollingshead and Melissa Hollingshead, husband and wife, and Jason Wells and Angela M. Wells, husband and wife, by Deed of Trust (the "Deed of Trust") dated September 25, 2013, of record in Record Book 330, page 133, Register's Office for Warren County, Tennessee, conveyed to Troy D. Martin, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note, (the "Note") described in the Deed of Trust, which Note was payable to American City Bank; and,

WHEREAS, pursuant to an Assignment Agreement of record at Record Book 458, Page 719, Register's Office for Warren County, Tennessee, FirstBank, successor by merger with American City Bank, assigned its entire right, title, and interest in the Note and the Deed of Trust, as modified of record, to Michael A. Hollingshead and Melissa Hollingshead; and,

WHEREAS, the Note was defaulted upon; and, the owners and holders of the Note demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure and sale in accordance with the terms and provisions of the Note and Deed of Trust; and,

WHEREAS, I, Jason N. King, was appointed Substitute Trustee under said Deed of Trust by instrument of record in Record Book 458, page 749, in the Register's Office for Warren County, Tennessee; I, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real property in the manner prescribed by law and in accordance with the terms of said Deed of Trust, by advertising the sale of said real estate once each week for three (3) consecutive weeks, giving notice of the same, the place and date of sale, which was not less than twenty (20) days after the date of first publication notice, and of the terms of sale in a newspaper of general circulation in Warren County, Tennessee, namely, The Southern Standard, said sale to be for cash and free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust; and,

WHEREAS, PURSUANT to said advertisement, on April 23, 2019 at 12:00 p.m. at or about the end of Stubblefield Road, at the address of 1531 Stubblefield Road, Morrison, Tennessee, I, JASON N. KING, individually or by and through my agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real property hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time the said real property was struck off and sold, as is where is and without warranty as to its condition, to _____, at and for the sum of \$ _____, that being the highest and best bid offered; and,

WHEREAS, the purchasers have complied with the terms of the sale and honored such bid.

NOW THEREFORE, in consideration of the premises set forth hereinabove and payment by or on behalf of _____, of the sum of money so paid, receipt of which is hereby acknowledged, I, Jason N. King, Substitute Trustee, do hereby grant, bargain, sell, and convey to _____, _____ heirs and assigns in fee simple, and in bar of all equities above mentioned, the real property above mentioned and now further described, to-wit:

SITUATED IN Warren County, Tennessee, and described more particularly as follows:

PARCEL 1:

Beginning on a post on the west side of Stubblefield Road, being John Fagan's northeast corner; thence with said road South 05°24' West 450.63 feet to a corner of Frank King; thence with Frank King's line North 87°34' West 410.28 feet to a stake; thence South 05°07' West 804.53 feet; thence North 77°39' West 606.22 feet; thence South 31°22' West 960.91 feet; thence North 62°25' West 22.38 feet; thence North 65°17' West 487.77 feet to King's East 1247.87 feet; thence North 03°14' East 424.50 feet to a stake in Roller's southwest corner; thence with Roller North 76°51' East 89.60 feet; thence South 81°23' East 180.85 feet; thence North 84°35' East 63.70 feet to a stake in Hickory Creek; thence with Hickory Creek North 12°06' East 126.59 feet; thence North 08°17' East 129.34 feet; thence North 45°25' East 75.57 feet ; thence South 86° 02' East 239.29 feet; thence North 66°18' East 109.47 feet to a stake in Hickey's corner; thence with Hickey South 74°09' East 130.10 feet; thence South 48°10' East 109.79 feet; thence South 06°09' West 68.34 feet; thence South 64° 32' East 282.05 feet; thence North 83°58' East 161.31 feet; thence South 75°56' East 32.42 feet; thence South 71°38' East 34.67 feet; thence 67°37' East 72.39 feet; thence South 71°41' East 28.76 feet; thence North 56°48' East 34.40 feet to the point of beginning, containing 58 acres, more or less.

Being the same property conveyed to Michael A. Hollingshead and Melissa Hollingshead, Husband and Wife and Jason Wells and Angela Wells, Husband and Wife, by Deed from Herbert W. Rowland and wife, Thelma A. Rowland, dated 09/25/2013 and filed for record in Record Book 330, Pages 131-132, Register's Office for Warren County, Tennessee.

PARCEL 2:

TRACT I: Beginning on an iron pin in the North margin of the Lynn Road, Rillie Austin's southwest corner; thence with the Lynn Road North 84 deg. 06 min. West 256.78 feet; thence North 83 deg. 06 min. West 149.20 feet; thence South 80 deg. 34 min. West 41.06 feet to the center of Little Hickory Creek; thence with the Little Hickory Creek North 46 deg. 31 min. West 27.50 feet; thence North 37 deg. 25 min. West 163.42 feet; thence North 56 deg. 46 min. West 529.23 feet; thence North 88 deg. 28 min. West 275.24 feet; thence North 45 deg. 22 min. West 194.94 feet; thence North 51 deg. 24 min. West 147.73 feet; thence North 80 deg. 01 min. West 201.16 feet; thence North 72 deg. 51 min. West 216.76 feet; thence North 16 deg. 49 min. East 179.55 feet; thence North 58 deg. 21 min. West 197.48 feet; thence leaving the center of Little Hickory Creek North 08 deg. 04 min. East 27.28 feet to a steel post on the bank of Little Hickory Creek; thence North 08 deg. 04 min. East 1268.36 feet; thence North 10 deg. 02 min. East 900.48 feet to an iron wood; thence South 25 deg. 17 min. East 487.77 feet to a 20" poplar; thence South 62 deg. 25 min. East 22.38 feet; thence South 61 deg. 46 min. East 333.64 feet; thence South 62 deg. 12 min. East 88.73 feet; thence South 63 deg. 43 min. East 181.46 feet; thence South 78 deg. 58 min. East 254.79 feet; thence North 87 deg. 05 min. East 183 feet; thence North 87 deg. 42 min. East 298.46 feet to an iron pin; thence North 06 deg. 18 min. East 1594.92 feet to an iron pin; thence South 86 deg. 58 min. East 99.80 feet to an iron pin in the West margin of the Stubblefield Road; thence South with the Stubblefield Road and Wells' line South 06 deg. 18 min. West 933.77 feet to a corner; thence South 78 deg. 50 min. East 783.57 feet to a rock; thence South 06 deg. 15 min. West 1140.41 feet to an iron pin; thence North 89 deg. 40 min. West 696 feet to an iron pin; thence South 03 deg. 35

min. West 2109.95 feet to the place of beginning, containing 140.88 acres, more or less, and being Tracts 1 and 2 of the John Fagan property from a survey by Thaxton and Bartlett dated 04-27-89.

TRACT II: Beginning on an iron stake in the West margin of Stubblefield Road (gravel) in Frank King's corner and running thence North 03 deg. 29 min. East 212.90 feet with the West margin of Stubblefield Road to an iron stake, a new corner of John W. Fagan; thence North 87 deg. 34 min. West 410.28 feet with a new line of John W. Fagan to an iron stake in a fence; thence South 05 deg. 07 min. West 804.53 feet with the fence and John W. Fagan's line to an iron stake in fence corner; thence North 77 deg. 39 min. West 606.22 feet with the fence and John W. Fagan's line to an iron stake in the fence corner; thence South 31 deg. 22 min. West 960.91 feet with John W. Fagan's line to a 20" poplar in fence in Frank King's line; thence South 62 deg. 25 min East 22.38 feet with Frank King's line to a fence post; thence South 61 deg. 46 min. East 333.64 feet with Frank King's line to a fence post; thence South 62 deg. 12 min East 88.73 feet with Frank King's line to a fence post; thence South 63 deg. 43 min. East 181.46 feet with Frank King's line to a fence post; thence South 78 deg. 48 min. East 254.79 feet with Frank King's line to a fence post; thence North 87 deg. 05 min. East 183.00 feet with Frank King's line to a fence post; thence North 87 deg. 42 min. East 298.46 feet with Frank King's line to an iron stake; thence North 05 deg. 18 min. East 1,594.92 feet with Frank King's line to an iron stake; thence South 86 deg. 51 min. East 99.72 feet with Frank King's line to the beginning and containing 32.82 acres, more or less, according to survey.

TRACT III: Beginning at a limestone rock found at a brace post in Frank King's east line, the same being the beginning point in the above-referenced deed, and being the southwest corner of the property herein described; thence with King's east line being a straight line according to the description of a 1984 survey by Larry Medley in WDB 257, Page 531, ROWCT, N. 05-53-00 E. 760.00 feet to an iron pin set; thence with a line to be the south end of Stubblefield Road S. 84-07-00 E. 30.00 feet to an iron pin set; thence with the east margin of Stubblefield Road N. 05-37-30 E. 759.51 feet to an iron pin set 15 feet from the center of said road; thence S. 86-59-00 E. 425.95 feet to an iron pin set; thence S. 55-01-50 E. 2178.79 feet to an iron pin set in the west line of a subdivision of the D.L. Bouldin property by Thaxton and Bartlett surveyors, March 1979; thence with said line S. 09-55-10 W. 632.59 feet to an iron pin set at old fence corner; thence N. 81-46-20 W. 383.06 feet to a corner post at Mildred Biles' and Mamie Henderson's (WDB 122, Page 115) northeast corner; thence generally with old fence being Biles' and Henderson's north line N. 80-53-40 W. 1150.15 feet to a planted stone at corner post being Frank King's northeast corner; thence with Frank King's north line N. 79-03-30 W. 783.47 feet to the point of beginning and containing 63.94 acres, more or less, per survey of Tim Haggard, R.L.S. No. 1604, Manchester, Tennessee, dated July 19, 1991.

Being the same property conveyed to Michael A. Hollingshead and Melissa Hollingshead, Husband and Wife and Jason Wells and Angela Wells, Husband and Wife, by Deed from Joseph S. Caten, dated 09/25/2013 and filed for record in Record Book 330, Pages 123, Register's Office for Warren County, Tennessee.

**This is improved property known as:
Parcel 1: 1388 Stubblefield Road, Morrison, TN
Parcel 2: 1531 Stubblefield Road, Morrison, TN**

**Tax Parcel Identification:
Parcel 1: Map 115 021.00
Parcel 2: Map 120 036.01**

TO HAVE AND TO HOLD, the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Troy D. Martin, and unto his heirs and assigns. The Substitute Trustee conveys said real property as is where is and making no warranties as to its condition, subject to all mortgages, liens, claims, rights and any and all unpaid taxes of whatever nature that may be liens against it. It is the intention of the Substitute Trustee to convey to _____, no greater title in the subject real property than he received as Substitute Trustee.

This sale is also subject to, among other things, all matters shown on any applicable recorded Plat or Plan; any unpaid city and county taxes which exist as a lien against the real property, and city and county taxes for the current year; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the real property. This sale is also subject to any matter that an accurate survey of the real property might disclose.

IN WITNESS WHEREOF, the said Substitute Trustee has hereunto set his hand and seal this _____ day of _____, 2019.

Substitute Trustee:

JASON N. KING

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally, appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named, JASON N. KING, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 2019.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater for this transfer is \$_____.

Affiant

Subscribed and sworn to before me, this the _____ day of _____ 2019.

Notary Public

My Commission Expires: _____