FILE NO.: 10-06583

THIS INSTRUMENT PREPARED BY AND RETURN TO:
M.TODD JACKSON, ATTORNEY, TN BPR 23455
BROCK & SCOTT, PLLC
5431 OLEANDER DRIVE, SUITE 200
WILMINGTON, NC 28403

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Jose N. Rodriguez, a single man conveyed to J.M. Carr as Trustee, 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 21, 2007, and recorded in the Office of the Register of Deeds of Davidson County, Tennessee, in Instrument/Book No. 20070524-0061950 and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Banco Popular, North America**; and

WHEREAS, Banco Popular, North America, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument/Book No 20100427-0031766 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, and 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, at the time and place mentioned in referenced advertisement, Michelle Rymerson, the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on May 12, 2010 at 11:00AM to the highest and best bidder for cash, at which sale Banco Popular, NA, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $64,000.00; and

WHEREAS, the owner and holder of said debt for which said property was sold 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 Banco Popular, NA as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Banco Popular, NA, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

BILL GARRETT, Davidson County
Trans:T20100031030 DEEDTRS
Recvd: 05/24/10 11:43 3 pgs
Fees:18.00 Taxes:236.80
20100524-0039805

A certain tract or parcel of land situated in Davidson County, Tennessee described as: A tract of land in the 2nd, formerly 3rd Civil District of said county, described according to a survey made by George W. Watkins, Surveyor, August 23, 1951, as follows: Beginning in the center of the Old Pinhook Road, Wilburn's Westerly line; thence with said line Southwardly 143 feet to the Center of the New Pinhook Road; thence with the center of said road Northwesterly to a point South 81 degrees 15 minutes East 163.4 feet from the Easterly line of the Ira Estes Property; thence with the center of the Old Pinhook Road North 83 degrees 50 minutes East 171 feet; thence North 77 degrees East 142 feet; thence South 75 degrees East 105.7 feet thence South 87 degrees East 70 feet; thence South 79 degrees East 74 feet to the beginning.

Being the same property conveyed unto Jose N. Rodriguez by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, dated May 16, 2007, of record in Instrument Number 20070524-0061949, Register's Office for Davidson County, Tennessee.

Property commonly known as: 3784 Pinhook Road, Antioch, TN 37013.

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 Banco Popular, NA, its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further or otherwise.

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IN TESTIMONY WHEREOF, **Attorney M.Todd Jackson** of Substitute Trustee, has hereunto set his hand, this 20 day of May, 2010

Brock & Scott, PLLC

By: _____

M.TODD JACKSON, Attorney
TN BPR 23455
Brock & Scott, PLLC
Substitute Trustee
5431 Oleander Drive, Suite 200
Wilmington, NC 28403

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in the State and County aforementioned personally appeared M. Todd Jackson, 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 an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 10-24-2023

Notary Public

My Commission Expires: 10-24-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 $64,000.00, 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 20 day of May, 2020.

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 10-24-2023

Notary Public

My Commission Expires: 10-24-2023

Brock & Scott File No.: 10-06583
Property Address: 3784 Pinhook Road, Antioch, TN 37013
Tax Parcel I.D. No.: 164.00-0-099.00
Property Owner and Tax Notices:
Banco Popular, NA
9600 Long Point Road
Suite 300
Houston, TX 77055