RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Joel Howell and Suzanne Howell

GRANTEE(s)
Federal Home Loan Mortgage Corporation

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20120009827 DEEDTRS
Recvd: 02/09/12 08:19 3 pgs
Fees:17.00 Taxes:0.00
20120209-0011490

CORRECTED TRUSTEE'S DEED

This Corrected Trustee's Deed is being filed to correct a scrivener's error in the original Trustee's Deed recorded on September 22, 2011 as Instrument No. 20110922-0073317 in the Register's Office of Davidson County, Tennessee.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 26, 2005 and recorded October 14, 2005, as Instrument No. 20051014-0123818 in the Register's Office of Davidson County, Tennessee, Joel D. Howell and Suzanne D. Howell conveyed to Jim R. Vanderpool, as Trustee for ABN AMRO Mortgage Group, Inc., the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, CitiMortgage, Inc. has appointed **SHELLIE WALLACE** as Successor Trustee and **J.P. SELLERS** as Co-Trustee by instrument of record recorded on August 26, 2011 as Instrument No. 20110826-0065951 in the Register's Office 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 CitiMortgage, Inc. has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on August 19, 2011 and was advertised a total of three times, prior to actual sale date. The HB 3588 letter was mailed to the borrower(s) on February 16, 2011 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on September 14, 2011 at the Bridgestone Arena in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to CitiMortgage, Inc., at and for the sum of $281,427.13, that being the highest and best bid offered; and

WHEREAS, the said CitiMortgage, Inc. has assigned its interest in said property to the Federal Home Loan Mortgage Corporation, its successors and assigns; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Co-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by CitiMortgage, Inc. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the Federal Home Loan Mortgage Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Tract I: Land in Davidson County, Tennessee, being all of Lot Number18, on the Plan of Broadwell Acres, as shown by plat appearing of record in Plat Book 2663, Page 118, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot. Tract II: Being a triangular strip of land lying at the Southwest corner of Lot Number 18 and shown on the Plan of Broadwell Acres, as of record in Book 2663, Page 118, Register's Office for said county, and described as follows: Beginning at a point in the Northwesterly margin of Broadwell Drive, at the corner of said reserved strip and of Lot Number 18; thence, along the line of Lot Number 18, Northwesterly 120 feet to the line of the Horton property; thence, along the line of said property, Southerly 192 feet to the Northwesterly margin of Broadwell Drive; thence, with the margin of the same, Northeasterly around a curve, 129.2 feet to the point of beginning. Tract III: A tract being marked reserved lying immediately South Lots

Numbers 25 and 26, and West of Lots 18 and 24, and being, shown on the Plan of Broadwell Acres, as of record in Book 2663, Page 188, Register's Office for Davidson County, Tennessee and described as follows: Said reserved tract fronts 240 feet on its North line adjoining the South rear line of Lots Number 25 and 26, and runs back between lines, 165 feet on its West line and 164.7 feet on it's East line along the West lines of Lots Numbers 18 and 24, to a dead line in the Rea on which it measures 241 feet.

Being the same property conveyed to Joel Howell and Suzanne Howell by Warranty Deed recorded June 28, 2004, as Instrument No. 20040628-0076479, Register's Office for Davidson County, Tennessee.

Commonly known as: 508 Broadwell Drive, Nashville, Tennessee 37220

Tax Parcel No.: 160 08 0 012.00, 160 07 0 037.00, and 160 08 0 011.00

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 the Federal Home Loan Mortgage Corporation, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 1 day of February, 2021.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 1 day of February 2021

Notary Public

KAMI GARRETT
Notary Public-Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

My Commission Expires: 4-19-2021

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $281,427.13, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes, pursuant to TCA. § 13-23-127.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas, this 1 day of February 2012

Notary Public

My Commission Expires: 4-19-2021

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrolton, TX 75010

KAMI GARRETT
Notary Public-Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381846