PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027
Phone: 615-377-3319
Fax: 615-377-0644
File Name: Mondragon

BILL GARRETT, Davidson County
Trans:T20120026357 DEEDTRS
Recvd: 04/11/12 10:39 2 pgs
Fees:13.00 Taxes:181.02
20120411-0030950

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Renasant Bank	**New Owner**	**Map 148, Group 12-0, Parcel 280.00**
1820 West End Avenue		
Nashville, TN 37203		

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated September 21, 2006, executed by Efigenia Mondragon and Sandra Mondragon to R. Rick Hart, Trustee, of record in Instrument No. 20061229-0160613, Register's Office for Davidson County, Tennessee; and

WHEREAS, Renasant Bank, the owner and holder of the Indebtedness by said Deed of Trust replaced said Trustee by naming A. Scott Hubbard as Substitute Trustee by Instrument of record in Instrument No. 20111222-0099972, in the Register's Office of Davidson County, Tennessee, and, authorized the Substitute Trustee to act alone or by Designated Agent with the powers, given the Trustee in said Deed of Trust; and

WHEREAS A. Scott Hubbard , in his capacity as Substitute Trustee, and not individually ("Substitute Trustee") caused to be published a Foreclosure Sale Notice in accordance with the provisions of said Deed of Trust providing notice and advertising that said property would be sold at 11:00 a.m., prevailing time, on Monday, March 12, 2012, then postponed by public announcement to Monday, March 26, 2012, in the hallway, outside of the door of Davidson County Register of Deeds , at 501 Broadway, Suite 501, Nashville, TN 37203, to be knocked off and sold to the highest, best, and last bidder for cash, pursuant to the terms and conditions of the Deed of Trust and the Foreclosure Sale Notice; and

WHEREAS, A. Scott Hubbard, Substitute Trustee personally appeared (or appeared by Designated Agent) and offered said property for sale at public outcry to the highest, best, and last bid received was the sum of Forty Eight Thousand Nine Hundred Twenty Five Dollars ($48,925.00) by Renasant Bank (hereinafter referred to as the "Buyer") and said property was knocked off and sold to the Buyer.

NOW, THEREFORE, in consideration of the premises and sum of Forty Eight Thousand Nine Hundred Twenty Five Dollars ($48,925.00) cash in hand paid by the Buyer, Substitute Trustee has this day bargained and sold and, by the premises, does transfer and convey to Renasant Bank, its successors and assigns, the title and interest that Substitute Trustee has the right to sell and convey under the Deed of Trust in a certain tract or parcel of land situated in Sumner County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Hazelwood, Section 21, as shown on plat of record in Plat Book 6200, Page 595, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Efigenia Mondragon and Sandra Mondragon, in Instrument No. 20061009-0125349 , Register's Office for Davidson County, Tennessee.

The street address of the property is believed to be: 908 Preston Court, Antioch, TN 37013, but such address is not part of the legal description of the property. In the event of any discrepancy between this street and the legal description of the property, the legal description shall control. The Legal Description is drawn from recorded documents or provided by third parties, and the Substitute Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Buyer, its successors and assigns, forever.

This sale is subject to any and all unpaid real estate taxes, all matters shown on any plat of record, restrictive covenants, easements and setback lines; including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

The property sold pursuant to this notice shall be sold "AS IS" and neither the Substitute Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefore, makes or shall make any warranty, whether express or implied, as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the property, the existence or absence of defaults thereunder or the effect of this sale upon the rights of any party under such lease. The Substitute Trustee shall make no covenant of seisin or warranty of title, express or implied, and will sell and convey the subject real property by Substitute Trustee's Deed only.

IN WITNESS WHEREOF, the said A. Scott Hubbard, Substitute Trustee, has hereunto set his hand on this 26 day of March, 2012.

A. Scott Hubbard, Substitute Trustee
A. Scott Hubbard
Substitute Trustee, and not Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 26 day of March, 2012, before me, a Notary Public, in and for said State and County, personally appeared A. Scott Hubbard, Substitute Trustee, to me known to be the person described herein and who executed the within instrument for the purposes therein contained.

My commission expires: 3-18-14

Ashley S. Heath
Notary Public

ASHLEY S. HEATH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $48,925.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

A. Scott Hubbard, Substitute Trustee
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Subscribed and sworn to before me on the 26, day of March, 2012.

Ashley S. Heath
Notary Public

My commission expires: 3-18-14

RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

NEW OWNER AND ADDRESS AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Renasant Bank
1820 West End Avenue
Nashville, TN 37203

Map 148; Group 12-0; Parcel 280.00

ASHLEY S. HEATH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY