BILL GARRETT, Davidson County
Trans:T20120044011 DEEDTRS
Recvd: 06/14/12 12:29 2 pgs
Fees:13.00 Taxes:329.30
20120614-0052207

THIS INSTRUMENT PREPARED BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 3, 2003, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument Number 20030115-0006091, ("Deed of Trust"), Dina A. D'Gerolamo conveyed to PRLAP, Inc., 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; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP; and

WHEREAS, **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP,** being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20120507-0039147** in the Register's Office of Davidson County, Tennessee; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117 (i), not less than sixty (60) days prior to the first publication required by § 35-5-101, the notice of the right to foreclose was properly sent, if so required; 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, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 03/30/2012, 04/06/2012 and 04/13/2012, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 24, 2012, at the Davidson Co. Register of Deeds at the corner 6th & Broadway at Bridgestone Arena in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Phil Young, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **James Roberts and Eric Sox**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 69,000.00**; and

WHEREAS, **James Roberts and Eric Sox** has/have 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;

NOW, THEREFORE, in consideration of the premises and of the payment by **James Roberts and Eric Sox** as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Nationwide Trustee Services, Inc.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **James Roberts and Eric Sox**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 11 and the easterly 12 feet of Lot No. 12 of Block "J" on the Map of Broadmoor, Section 2, as of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Dina A. D'Gerolamo, unmarried, by deed from Mary Frances Seay Fleming and husband, Oscar D. Fleming, of record in Instrument 20000515-0048504, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200005150048504 in the Register's Office of Davidson County, Tennessee.

If the original sale date was postponed, such sale was postponed in accordance with the provisions of TCA 35-5-101(f), and all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto forever, to **James Roberts and Eric Sox**, his/her/their successors and assigns, whom the said, **Nationwide Trustee Services, Inc.**, 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 nor otherwise.

IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 24th day of May, 2012.

Nationwide Trustee Services, Inc.
Substitute Trustee
By: Christian Mayer, its Asst VP

STATE OF GEORGIA
COUNTY OF FULTON

On this 24th day of May, 2012, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Christian Mayer, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who upon his/her oath, acknowledged himself or herself to be the Assistant Vice President of **Nationwide Trustee Services, Inc.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

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

ROBIN WALKER NOTARY PUBLIC EXPIRES GEORGIA DeKALB COUNTY Feb. 20, 2014

Notary Public

My Commission Expires:_____

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STATE OF GEORGIA
COUNTY OF FULTON

I hereby swear or affirm that to the best of my knowl or this transfer or value of the property transferred, whichever is greater an the amount which the property transferred would command at a fair a

ROBIN WALKER NOTARY PUBLIC EXPIRES GEORGIA DeKALB COUNTY Feb. 20, 2014

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 24th DAY OF MAY 2012.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 89,000

~~Affiant~~

Subscribed and sworn before me this the
14 **Day of** June, 2012.
Brandi Wells, **Deputy Register**

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No.: 432.J1200318TN (D'gerolamo)
Property Address: 1006 Solley Drive, Nashville, TN 37216
Tax Parcel ID No.: 061-03-0-125.00

Mail Tax Notices To and Property Owner:
James Roberts and Eric Sox
201 Thompson Lane, Suite 200
Nashville, TN 37211