THIS INSTRUMENT PREPARED BY:
Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329
(770) 234-9181

BILL GARRETT, Davidson County
Trans:T20120052866 DEEDTRS
Recvd: 07/18/12 12:01 2 pgs
Fees:12.00 Taxes:0.00
20120718-0063154

RETURN TO:
Nationwide Trustee Services, Inc.
400 Northridge Road Suite 700- MC- 7
Sandy Springs, Georgia 30350

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 24, 2005, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200507070078561 ("Deed of Trust"), Toni L Logdahl and Neal A Logdahl conveyed to Arnold M. Weiss, Attorney, 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, BANK OF AMERICA, N.A., being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 201205290045926 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 05/04/2012, 05/11/2012, 05/18/2012, in Davidson AM, by which advertisement the sale was held on May 31, 2012, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, State Tax Lien(s) have been filed by the Tennessee Department of Revenue against the subject property in the Register's Office of Davidson County, Tennessee, at Instrument No. 201010250084998. Notice of the sale was given to the State of Tennessee pursuant to T.C.A. 67-1-1433(b)(1) and a copy is attached hereto as Exhibit "A". The response of the State of Tennessee is attached hereto as Exhibit "B". The property is subject to the right of the State of Tennessee to redeem pursuant to T.C.A. 67-1-1433(c)(1).

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 BANK OF AMERICA, N.A., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 213,650.01; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Housing and Urban Development, Washington, D.C., his/her successors and assigns; 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;

NOW, THEREFORE, in consideration of the premises and of the payment by BANK OF AMERICA, N.A. 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 the said **Secretary of Housing and Urban Development,** Washington, D.C., his 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. 6 on the plan of Quiet Creek, phase 1, of record in Instrument Number 20020628-0078282, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of

said lot. Being all of the same property conveyed to Neal A Logdahl and Toni L. Logdahl, husband and wife, by warranty deed from Capitol Homes, Inc. a Tennessee Corporation, dated May 2, 2003 of record in Instrument Number 20030516-0067240, and further conveyed to Toni L. Logdahl, a married person, by deed from Neal A. Logdahl and Toni Logdahl, husband and wife, dated June 20, 2005 of record in Instrument Number 20050623-0072019, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument # 200506230072019, 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 the said **Secretary of Housing and Urban Development**, Washington, D.C., his successors and assigns forever, to 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 31st day of May, 2012.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF FULTON

On this 31st 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 or 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.

Notary Public

KAREN BENNETT NOTARY PUBLIC DOUGLAS COUNTY EXPIRES GEORGIA DEC. 01, 2014

My Commission Expires: 12/01/2014

**NO-TAX GOVERNMENTAL AGENCY**

**********

STATE OF GEORGIA, FULTON COUNTY
Or we hereby swear or affirm that the actual consideration for this transfer of the property transferred, in $ zero which amount is equal to or greater than the amount in which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of May, 2014

Notary Public

KEVIN STROUD NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA NOV. 18, 2014

File No. 1179812
Property Address: 224 Aldwych Way, Antioch, TN 37013
Tax Parcel ID No.:

Mail Tax Notices To and Property Owner:

Secretary of Housing and Urban Development
Attention: Single-Family Property Disposition Branch
Cumberland Bend Office Center
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803