BILL GARRETT, Davidson County
Trans:T20120059294 DEEDTRS
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20120809-0071238

FILE NO.: 1155.J1200060TN\P

THIS INSTRUMENT PREPARED BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 N.E. Expressway
Atlanta, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 24, 2005 and recorded in the Register's Office of Davidson County, TN, at Instrument Number 20050721-0085180, ("Deed of Trust")Douglas M. Liggons conveyed to Fidelity National Title Insurance Company of New York, A New York Corporation, 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 PNC Bank National Association; and

WHEREAS, **PNC Bank National Association,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument Number 20120508-0039619** in the Register's Office of Davidson County, TN; 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 TN and the terms and provisions of said Deed of Trust on 06/08/2012, 06/15/2012 AND 06/22/2012, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 02, 2012, at the Davidson Co. Register of Deeds at the corner 6th & Broadway at Bridgestone Arena in Nashville, Davidson County, TN, 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 **PNC Bank National Association**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $139,246.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Veterans Affairs, 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 PNC Bank National Association 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 **Secretary of Veterans Affairs**, Washington, D.C., his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in Davidson County, Tennessee, being Lot NO. 28 on the First Amendment to Abbington Park, Phase One, Section Three, a Planned Unit Development, as of record in Instrument NO. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. Being the same property as conveyed to Douglas M. Liggons by Deed recorded 09/21/04 as Instrument #20040921-0113583. Parcel/Tax I.D.# 062-2B-099.00C0 Commonly known as: 3316 Cain Harbor Drive, Nashville, TN 37214

The last recorded Warranty Deed was filed of record at Instrument Number 20040921-0113583 in the Register's Office of Davidson County, TN.

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 Veterans Affairs**, 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 02nd day of August, 2012.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 02nd day of August, 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.

ROBIN WALKER NOTARY PUBLIC EXPIRES GEORGIA FEB. 28, 2014 DEKALB COUNTY

Notary Public

My Commission Expires: _____

NO TAX – GOVERNMENTAL AGENCY

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File No.: 1155.J1200060TN (Liggons)
Property Address: 3316 Cain Harbor Drive and 4493 Frost Street, Nashville, TN 37214
Tax Parcel ID No.: 062020B09900CO

Mail Tax Notices To and Property Owner:

Secretary of Veterans Affairs
Property Disposition Branch
110 9th Avenue South
Nashville, TN 37203

STATE OF GEORGIA, FULTON COUNTY

Affiant

Notary Public