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

BILL GARRETT, Davidson County
Trans:T20120062724 DEEDTRS
Recvd: 08/22/12 10:46 2 pgs
Fees:12.00 Taxes:0.00
20120822-0075415

RETURN TO:
Nationwide Trustee Services, Inc.
400 Northridge Road Suite 700- MC- 7
Suite 1100
Sandy Springs, Georgia 30350

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 15, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20070717-0085136 ("Deed of Trust"), Kenneth B Ratliff conveyed to Robert M. Wilson Jr., as Trustee, in the amount of $77,120 payable to Mortgage Electronic Registration Systems, Inc., as sole nominee for Countrywide Home Loans, Inc. dba America's Wholesale Lender 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, Fannie Mae ("Federal National Mortgage Association"), being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20120801-0067852 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117, 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 Note and 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 07/13/2012,07/20/2012,07/27/2012, in Davidson AM, by which advertisement the sale was held on August 9, 2012, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; 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 Fannie Mae ("Federal National Mortgage Association"), being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 84,008.82; and

WHEREAS, the holder of said debt for which the 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 Fannie Mae ("Federal National Mortgage 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 Federal National Mortgage Association, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Unit No. 5, Building No. 17, on the Plan of Mill Creek Club, Section 1, Phase 1, as of record in Plat Book 4860, Page 11, and as amended in Book 5050, Page 103, and being a horizontal property regime established by Master Deed of record in Book 4887, Page 961 and as revised in Book 5000, Page 607 and Book 5101, Page 809, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth B. Ratliff, by deed of record in Instrument No. 20070717-0085135 Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 20070717-0085135 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 T.C.A. 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 Federal National Mortgage Association, its 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 9th day of August, 2012.

Nationwide Trustee Services, Inc.
Substitute Trustee
By: Christian Mayer
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF FULTON

On this 9th 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 DeKALB COUNTY GEORGIA EXPIRES FEB. 28, 2014

Notary Public

My Commission Expires: _____

NO-TAX GOVERNMENTAL AGENCY

****

STATE OF GEORGIA

COUNTY OF FULTON

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 9th day of August, 2012.

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

Notary Public

My Commission Expires: _____

File No. 1213512
Property Address: 5 Mimosa Ct, Antioch, TN 37013
Tax Parcel ID No.: 162-16-0A-079.00-C0

Mail Tax Notices To and Property Owner:

Federal National Mortgage Association
PO Box 650043
Dallas TX, 75265
404-398-6000