Davidson County DEEDTRS
Recvd: 09/04/12 13:26 3 pgs
Fees:18.00 Taxes:334.14
20120904-0079627

Prepared by and return to:
William Timothy Hill Attorney At Law
201 Fourth Avenue North, Suite 1800
Nashville, TN 37219

Address New Owner and Send Tax Bills To:

HSBC Mortgage Services, Inc.
931 Corporate Center Drive
Pomona, CA 91769

Tax Map-Parcel Numbers:

041-07-0 014.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Kelvin Brown and Sandra Brown, h/w to Nation Title Agency of Tennessee, Trustee, dated the 31st day of March, 2005 and being of record in Inst. No. 20050404-0036285, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, said deed of trust, debts and obligations having been assigned by MERS as nominee for Decision One Mortgage Company, LLC at Inst. No. 20120612-0051296, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the default by the lawful owner thereof, HSBC Mortgage Services, Inc., and

WHEREAS, HSBC Mortgage Services, Inc., the holder and owner of the debt secured by said Trust Deed, having for reasons satisfactory to itself, under the provision of said Trust Deed, by instrument recorded in the Register's Office in Inst. No. 20120801-0067673, named and appointed the undersigned as Trustee in the place and stead of the said Nation Title Agency of TN, trustee; and

WHEREAS, default was made in the payment of the debt and obligations secured by said Trust Deed and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Trust Deed in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Trust Deed, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Tennessean, a newspaper published in Davidson County, Tennessee in the issues of 7/27/12 – 8/3/12 – 8/10/12 of said newspaper, said sale having been advertised for August 17, 2012, commencing at 12:00 noon in the front corridor of the Davidson County Courthouse, Public Square, 2nd Avenue North, at which time and place the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was then and there made by HSBC Mortgage Services, Inc. a bid of Ninety Thousand Three Hundred Eight and 90/100 ($90,308.90), for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, William Timothy Hill, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey to the said HSBC Mortgage Services, Inc., the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Bell Knob, as of record in Book 2854, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kelvin D. Brown and wife, Sandra K. Brown, by Deed Dated 3/31/05, in Inst. No. 20050404-0036284, in the Register's Office of Davidson County, Tennessee. Subject to Restrictive, convenants of record in Book 3127, page 43, in the Register's Office of Davidson County, TN. Subject of easements of record in Book 5212, page 160, Book 6255, page 810, Book 100, page 315 and Book 8255, page 359, in Register's Office of Davidson County, TN.

Property known as: 3981 Lawing Dr, Nashville, TN.

TO HAVE AND TO HOLD, unto the said HSBC Mortgage Services, Inc., its successors and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants the same against the lawful claims of all persons claiming by, through, and under, a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described Trust Deed, and not further or otherwise.

The Notice of the Right to Foreclose has been given in accordance with Tennessee Code Annotated §35-5-117(i). This sale is made subject to any and all outstanding unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein, and any and all other prior restrictions, encumbrances, or liens of any nature.

WITNESS, the signature of the undersigned, William Timothy Hill, Substitute Trustee, this 17th of August, 2012.

William Timothy Hill, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of August, 2012, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William Timothy Hill, Substitute Trustee, to me known to be the person described, and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and ear above written.

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN 6, 2014

Notary Public

My Commission Expires: _____

I, William Timothy Hill, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ($90,308.90).

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance

Affiant

Subscribed and sworn to before me this 17th day of August, 2012.

Notary Public
My Commission Expires: _____

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN 6, 2014

Grantee:
HSBC Mortgage Services, Inc.
931 Corporate Center Drive
Pomona, CA 91769

AFFIDAVIT

I, William Timothy Hill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

William Timothy Hill
PRICE, HILL & KOLARICH
201 4th Avenue North, Suite 1800
Nashville, TN 37219
(615) 256-1577

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Phyllis Ashby, a notary public for this county and state, (William Timothy Hill) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

PHYLLIS ASHBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

MY COMMISSION EXPIRES: 1/6/2014.