BILL GARRETT, Davidson County
Trans:T20130033557 DEEDTRS
Recvd: 04/24/13 10:50 2 pgs
Fees:12.00 Taxes:0.00
20130424-0040634

THIS INSTRUMENT PREPARED BY:

Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

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 August 8, 2001, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20010813-0087258 ("Deed of Trust"), Jackson H Hopper conveyed to Wilkins & Ivey, Attys, as Trustee, in the amount of $95,000 payable to Tenn Loan Inc. 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, PNC Bank, National Association, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 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 03/22/2013, 03/29/2013, 04/05/2013, in The Tennesean, by which advertisement the sale was held on April 18, 2013, 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 PNC Bank, National Association, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $89,095.48; and

WHEREAS, the holder of the debt has assigned its interests in the said property to the PNC Bank, National Association, his/her successors and assigns; 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 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 the **Federal Home Loan Mortgage Corporation**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A condominium Apartment in Davidson County, Tennessee, Being Unit No. 1314, together with the carport designated as 1314-C also known as 100-C of River Plantation, Section Seven, Phase One , a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 705 and 706, as amended in Book 6392, page 321, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.
Being the Same property conveyed to the Borrower herein from J. Ronald M. York, unmarried by deed of record in instrument no. 20010813-0087257, Register's Office for Davidson County, Tennessee.
Description reference:
Described from information contained in recorded condominium documents.
This conveyance is subject to: Taxes for 2001, and subsequent years: The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 705 and 706, as amended in Book 6392, page 321, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description: The provisions of the condominium Master Deed of record in Book 6226, page 9, said Register's Office, which submits said property to a Horizontal Property regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

The last recorded Warranty Deed was filed of record at Instrument Number 20130116-0005170 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 Home Loan Mortgage Corporation**, 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 18th day of April, 2013.

Nationwide Trustee Services, Inc.
Substitute Trustee
By: Leon Watts
Title: Authorized Signor

STATE OF GEORGIA

COUNTY OF FULTON

On this 18th day of April, 2013, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Leon Watts, 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 Authorized Signor 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.

Mary C. Nesby
Notary Public

My Commission Expires: 3/30/2017

MARY C NESBY
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 30, 2017

NO TAX – GOVERNMENTAL AGENCY

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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 18th day of April, 2013.

Mary C. Nesby
Notary Public

My Commission Expires: 3/30/2017

MARY C NESBY
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 30, 2017

File No. 1472412
Property Address: 1314 General George Patton Rd, Nashville, TN 37221
Tax Parcel ID No.: 142-09-0E-100.00-CE

Mail Tax Notices To and Property Owner:

Federal Home Loan Mortgage Corporation
Point West Plaza
8609 Westwood Center Dr.
Vienne, VA 22182
703-760-2000