BILL GARRETT, Davidson County
Trans:T20130062607 DEEDTRS
Recvd: 07/23/13 10:49 3 pgs
Fees:18.00 Taxes:320.13
20130723-0076038

FILE NO.: 13-07964

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BROCK & SCOTT, PLLC
277 MALLORY STATION ROAD
SUITE 115
FRANKLIN, TN 37067

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, James E. Felts, Sr. and Josephine D. Felts conveyed to Auborn L. Hager, III as Trustee for the benefit of 1st Century Mortgage Company, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated July 28, 1995 and recorded on August 16, 1995 in Book 9764 at Page 179 in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **CitiMortgage, Inc.**; and

WHEREAS, CitiMortgage, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20130614-0060997 in the Office of the Register of Deeds of Davidson County, Tennessee; 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, 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 Right to Foreclose was properly sent, if so required; and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on July 9, 2013 at 12:00PM to the highest and best bidder for cash, at which sale Capital Journey, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $86,522.37; and

If the original sale date was postponed, such sale was postponed in accordance with the provisions of Tenn. Code Ann. § 35-5-101(f), and all announcements and notifications were made as required therein.

WHEREAS, the 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; and

NOW, THEREFORE, in consideration of the premises and of the payment by Capital Journey, LLC as aforesaid, of the said sum of money, receipt of which payment is hereby

acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Capital Journey, LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot No. 106 on the plan Greenwood Hills, Section 3, of record in Book 5050, Page 10, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and and accurate legal description.
Being the same property conveyed to James E. Felts and wife, Josephine D. Felts of record in Book 6834, Page 776, Register's Office for Davidson County, Tennessee.

Property commonly known as: 505 Jasmin Drive, Nashville, TN 37211.

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 Capital Journey, LLC, its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

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IN TESTIMONY WHEREOF, **Attorney Nick Adler** of Substitute Trustee, has hereunto set his hand, this 16th day of July, 2013.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Substitute Trustee
277 Mallory Station Road
Suite 115
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in the State and County aforementioned personally appeared Nick Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

WITNESS my hand and Notarial Seal the day and year above written.

SHAWN S. MATHIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11-4-13

My Commission Expires NOV. 4, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is

r greater than the amount which the property transferred
sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 86,522.37
Affiant
Subscribed and sworn before me this the
23 Day of July, 2013.
Brandi Weeks, Deputy Register

_____
Affiant

Subscribed and sworn to before me on this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

Brock & Scott File No.: 13-07964
Property Address: 505 Jasmin Drive, Nashville, TN 37211
Tax Parcel I.D. No.: 13312022800
Property Owner and Tax Notices:
Capital Journey, LLC
201 Thompson Lane
Suite 200
Nashville, TN 37211

RETURN TO:

_____

_____

_____