BILL GARRETT, Davidson County
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Prepared by and Return to:
Patrick Taggart/sbruno 08/01/2013
McCurdy & Candler, LLC
3525 Piedmont Road NE, Six Piedmont Center, Suite 700
Atlanta, GA 30305

SUBSTITUTE TRUSTEE'S DEED

Ocwen (GMAC)
File No. 09-18668 /Ervin Sanderford and Brenda Sanderford

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated January 31, 2007, and recorded in the Register's Office of Davidson County, Tennessee, on February 2, 2007 at Instrument No. 200702020014097, ("Deed of Trust"), Ervin Sanderford and Brenda Sanderford conveyed to Atty. Arnold M. Weiss, 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 U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3; and

WHEREAS, U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 201307010067393, the Register's Office 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, the property was advertised for sale in Tennessee Tribune in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 7/11/2013, 7/18/2013 and 7/25/2013. The sale was held on August 1, 2013, in Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Summit Land, LLC, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $40,376.00; and

WHEREAS, the said holder of the debt has assigned its interests in the said property to Summit Land, LLC, its successors and assigns;

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;

NOW, THEREFORE, in consideration of the premises and of the payment by Summit Land, LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned McCurdy & Candler TN, LLC fka MCC TN, LLC as Substitute Trustee, does hereby grant, bargain, sell and convey unto Summit Land, LLC, its successors and assigns, in fee simple forever, the following described property, to-wit:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF

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 Summit Land, LLC, its successors and assigns, forever, to whom the said McCurdy & Candler TN, LLC fka MCC TN, LLC 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, McCurdy & Candler TN, LLC fka MCC TN, LLC, has hereunto executed, on August 1, 2013.

McCurdy & Candler TN, LLC fka MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

On August 1, 2013, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Patrick A. Taggart, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath acknowledged to be the Assistant Secretary of McCurdy & Candler TN, LLC fka MCC TN, LLC, the within named bargainor, and that as such, being authorized to do so, executed the foregoing instrument for the purposes contained therein, by signing the name of the limited liability corporation.

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

CATHERINE COLLYMORE NOTARY PUBLIC NEWTON COUNTY, GA MY COMMISSION EXPIRES MARCH 4, 2016

Notary Public

My Commission Expires: _____

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 $40,376.00, 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 August 1, 2013.

Notary Public

CATHERINE COLLYMORE NOTARY PUBLIC NEWTON COUNTY, GA MY COMMISSION EXPIRES MARCH 4, 2016

Mail Tax Notices to and Property Owner:
Summit Land, LLC
7125 Bakers Bridge Road
Brentwood, TN 37072

Map & Parcel No.: 05811020200
Property Address: 569 Phipps Drive
Nashville, TN 37218

Exhibit "A"

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Royal Hills Subdivision, of record in Book 4860, Page 47, said Registers Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ervin Sanderford and wife, Brenda Sanderford from Damian R. Mingle and Sarah M. Mingle, husband and wife, from by Warranty Deed dated January 31, 2007 and recorded ____ in Instrument No. 20070202-0014096, Registers Office for Davidson County.

This conveyance is subject to restrictions of record in Book 4813, Page 77; Book 4843, Page 701; and Book 4895, Page 102; and all matters of record on plat in Book 4860, Page 47, Registers Office for Davidson County.
Parcel ID NO.: 05811020200