**THIS INSTRUMENT PREPARED BY:**

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

BILL GARRETT, Davidson County
Trans:T20130067371 DEEDTRS
Recvd: 08/06/13 12:15 2 pgs
Fees:12.00 Taxes:0.00
20130806-0082276

**RETURN TO:**

Priority Trustee Services of TN, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 24, 2006, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20060331-0036785 ("Deed of Trust"), Sandra J Sparks conveyed to Robert M. Wilson, as Trustee, in the amount of $105,300 payable to Mortgage Electronic Registration Systems, Inc as nominee for Countrywide Home Loans, 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, Nationstar Mortgage LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20130718-0074242 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 6/14/2013,6/21/2013,6/28/2013, in The Nashville Ledger, by which advertisement the sale was originally scheduled for July 11, 2013, sale was publically announced and postponed to be held on July 25, 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 Nationstar Mortgage LLC, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $84,044.31; and

WHEREAS, the holder of the debt has assigned its interests in the said property to the Nationstar Mortgage LLC, 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 Nationstar Mortgage LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, 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:

The land referred to in this Commitment is described as follows:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Woodland Hills Phase One of record in Plat Book 6900, Page 669, Register's Office for said County, to which reference is made for a more complete description.
Being the same property as conveyed to Sandra J. Sparks by deed recorded 04/07/1997 in Book 10408, Page 27.
Parcel/Tax I.D.# 134 13 0 251.00
Commonly known as: 4709 Reischa Drive, Nashville, TN 37211
The last recorded Warranty Deed was filed of record at Book 10408, Page 27 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, Priority Trustee Services of 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, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 25th day of July, 2013.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Carolee Berasi
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF FULTON

On this 25th day of July, 2013, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Carolee Berasi, 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 Priority Trustee Services of TN, LLC, 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.

Notary Public

My Commission Expires: Dec 9, 2016

WANDA D. HOLLIS NOTARY EXPIRES GEORGIA DEC. 09, 2016 PUBLIC DOUGLAS COUNTY

**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 25th day of July, 2013.

Notary Public

My Commission Expires: Dec. 9, 2016

WANDA D. HOLLIS NOTARY EXPIRES GEORGIA DEC. 09, 2016 PUBLIC DOUGLAS COUNTY

File No. 120113
Property Address: 4709 Reischa Dr, Nashville, TN 37211-7505
Tax Parcel ID No.: 134-13-0-251.00

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