BILL GARRETT, Davidson County
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20130809-0083831

FILE NO.: 13-06490

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Jessica St. Clair conveyed to Charles Patrick Flynn as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Peoples Home Equity, 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 October 30, 2007 and recorded on November 5, 2007 at Instrument No. 20071105-0130342 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 **SunTrust Mortgage, Inc.**; and

WHEREAS, SunTrust Mortgage, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20130516-0049301 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 Secretary Of Housing And Urban Development, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $161,369.60; 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 the debt has assigned its interest in the said property to Secretary of Housing and Urban Development, its successors and assigns; and

If the original sale date was postponed, such sale was postponed in accordance with the provisions of TCA § 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 Secretary Of Housing And Urban Development 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 Secretary Of Housing And Urban Development, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:
Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Villages of Southfork, as of record in

Book 6900, Page 482, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
Being the same property conveyed to Nancy L. Anness from Mary S.Woods by Quit Claim Deed of record dated 04/26/02 and recorded 05/07/02 Instrument #20020507-0056365, and also being the same property conveyed to Mary S. Woods, a one-half (1/2) undivided interest from Nancy Lou Anness by Quit Claim Deed of record dated 07/27/98 and recorded 08/03/98 in Book 11046, page 427, and also being the same property conveyed to Nancy Lou Anness from Randy L. Davies and wife, Vicki J. Davies by Warranty Deed of record dated 12/31/92 and recorded 01/05/93 in Book 8832, Page 859, Register's Office for Davidson County, Tennesse.
Being the same property conveyed to Jessica St. Clair, unmarried, by Warranty Deed dated 10/30/07, from Nancy L. Anness, unmarried, recorded 11-5-07, Instrument# 200711050130341 Register's Office, Davidson County, Tennessee.
This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Property commonly known as: 700 Jayme Rhae Lane, Old Hickory, TN 37138.

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 Secretary Of Housing And Urban Development, 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 22nd 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 $161,369.60, 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 22nd day of March, 2013.

Notary Public

My Commission Expires: 11-4-13

SHAWN S. MATHIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

Brock & Scott File No.: 13-06490
Property Address: 700 Jayme Rhae Lane, Old Hickory, TN 37138
Tax Parcel I.D. No.: 064130A03400C0
Property Owner and Tax Notices:
Secretary Of Housing And Urban Development
40 Marietta St
Atlanta, GA 30303