BILL GARRETT, Davidson County
Trans:T20130072684 DEEDTRS
Recvd: 08/22/13 13:00 3 pgs
Fees:18.00 Taxes:570.92
20130822-0088675

FILE NO.: 12-27107

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

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Debbie K. and Charles Kilpatrick conveyed to Joseph B Pitt Jr. as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Quicken 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 in a Deed of Trust dated April 30, 2011 and recorded on May 13, 2011at Instrument No. 20110513-0036895 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 **Quicken Loans Inc.**; and

WHEREAS, Quicken Loans Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20130716-0073294 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, 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 23, 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 $154,303.43; 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

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

***Land situated in the City of Antioch in the County of Davidson in the State of TN. Being Lot No.9, on the Plan of Brook View Estates, Section 1, of record in Plat Book 4460, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Being the same property conveyed to Debbie K. Kilpatrick and Charles Kilpatrick, wife and husband, by deed dated June 16, 2006 of record in Deed Instrument/Case No. 20060620-0073487, in the County Clerk's Office.***

Property commonly known as: 504 Benzing Road, Antioch, TN 37013.

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 Quicken Loans, Inc., 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.

IN TESTIMONY WHEREOF, **Attorney Nick Adler** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 8th day of August, 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.

Notary Public

My Commission Expires: 11-4-13

SHAWN S. MATHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
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 $154,303.43, 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 8th day of August, 2013.

Notary Public

My Commission Expires: 11-4-13

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

**Brock & Scott File No.: 12-27107**
**Property Address: 504 Benzing Road, Antioch, TN 37013**
**Tax Parcel I.D. No.: 16210000900**
**Property Owner and Tax Notices:**
Quicken Loans, Inc.
1050 Woodward Avenue
Detroit, MI 48226