BILL GARRETT, Davidson County
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20130913-0096645

FILE NO.: 13-09701

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, D'Jaris Beavers conveyed to Brant Phillips as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Acopia, LLC, 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 January 26, 2009 and recorded on February 17, 2009 at Instrument No. 200902170013053 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. 20130705-0069771 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, 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, 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 August 13, 2013 at 12:00PM to the highest and best bidder for cash, at which sale CitiMortgage, Inc., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $81,900.00; and

WHEREAS, the holder of the debt has assigned its interest in the said property to Secretary of Housing and Urban Development, it successors and assigns; and

WHEREAS, Secretary of Housing and Urban Development 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 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:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 58-A on the plan of the Zone Lot Division Lots 58 through 62, Phase II, Kimbolton, as shown on plat of record in Plat Book 6900, Page 899, amending Plat Book 6900, Page 794, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to D'Jaris Beavers, by warranty deed dated 9-2-08 of record at 20080905-0091194 in said Register's Office Tennessee.

Property commonly known as: 901 Tamarack North, Madison, TN 37115.

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 CitiMortgage, 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 12th day of September, 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 $81,900.00, 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 12th day of September, 2013.

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

Brock & Scott File No.: 13-09701
Property Address: 901 Tamarack North, Madison, TN 37115
Tax Parcel I.D. No.: 05309007300
Property Owner and Tax Notices:
Secretary of Housing and Urban Development
40 Marietta Street
Atlanta, GA 30303