BILL GARRETT, Davidson County
Trans:T20130079835 DEEDTRS
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Prepared by and Return to:
Patrick Taggart/ccollymore 09/12/2013
McCurdy & Candler, LLC
3525 Piedmont Road NE, Six Piedmont Center, Suite 700
Atlanta, GA 30305

SUBSTITUTE TRUSTEE'S DEED

Specialized Loan Servicing, LLC
File No. 13-02329 /Katherine Martin

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated May 22, 2006, and recorded in the Register's Office of Davidson County, Tennessee, on May 30, 2006 at Instrument No. 20060530-0062769, ("Deed of Trust"), Katherine Martin conveyed to FMLS, I nc, 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 Specialized Loan Servicing; and

WHEREAS, Specialized Loan Servicing, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20130522005155 8, 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 5/23/2013, 5/30/2013, and 6/6/2013. The original sale date was postponed in accordance with TCA 35-5-101(f), and all announcements and notifications were made as required therein. The sale was held on September 12, 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 Specialized Loan Servicing, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $75,094.81; and

WHEREAS, the said holder of the debt has assigned its interests in the said property to Federal Home Loan Mortgage Corporation, 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 Specialized Loan Servicing 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 Federal Home Loan Mortgage Corporation, 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 Federal Home Loan Mortgage Corporation, 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 September 12, 2013.

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

STATE OF GEORGIA
COUNTY OF FULTON

On September 12, 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 MY COMMISSION EXPIRES MARCH 4, 2016 NEWTON COUNTY, GA

Notary Public

My Commission Expires: _____

GOVERNMENT ENTITY, NO TAX REQUIRED

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 $75,094.81, 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 September 12, 2013.

Notary Public

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

Mail Tax Notices to and Property Owner:
Federal Home Loan Mortgage Corporation
8250 Jones Branch Drive
McLane, VA 22102

Map & Parcel No.: 82-12-115
Property Address: 315 North 9th Street
Nashville, TN 37206

Exhibit "A"

Being part of Lot No. 165 on the map of Neill S. Browns Addition, of record in Book 57, Page 50, Registers Office for Davidson County, Tennessee. Said part of said lot is more accurately described as follows: Beginning at a point in the Easterly margin of North 9th Street, which point is 81.5 feet South of the intersection of North 9th Street, and Marina Street as measured along the Easterly margin of North 9th Street, thence Easterly in a straight line in the direction of the Northeast corner of said Lot No. 165, 150 feet to a point; thence in a Northerly direction 8 ft. more or less to a point in the Southerly margin of Marina Street, which point is twenty feet West of said Northeast corner of said Lot No. 165 as measured along said Southerly of Marina Street, thence in a Westerly direction along said margin of Marina Street 180 feet to a point on the Easterly margin of North 9th Street, being the Northwest corner of said Lot No. 165; thence in a Southerly direction along said margin of North 9th Street 81.5 feet to the point of beginning.

Less and Except the property conveyed to the Nashville Housing Authority in Deed Book 4033, Page 682, said Registers Office.

Subject to any and all existing easements, setback lines and restrictive covenants of record in the said Registers Office.

This being the same property conveyed to Uriel L. Martin and Katherine Martin from Anna Mary Bransford and Johnson Bransford, herein by Deed dated 1/29/48 and recorded 8/6/48 in Book 1414 at Page 59.

The said Uriel L. Martin has since died with all interest vesting in Katherine Martin by reason of their tenancy by the entirety.

Parcel Id No.: 82-12-115