FILE NO.: 13-13271

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

BILL GARRETT, Davidson County
Trans: T20130089487 DEEDTRS
Recvd: 10/17/13 11:17 3 pgs
Fees: 18.00 Taxes: 1910.89
20131017-0108551

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, William H. Halbert, Jr. and Barbara L. Halbert conveyed to T. Michael Logan as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Suntrust Mortgage, 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 February 27, 2004 and recorded on March 2, 2004 at Instrument No. 20040302-0023570 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 **Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A.**; and

WHEREAS, Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20130919-0098707 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 October 8, 2013 at 10:00AM to the highest and best bidder for cash, at which sale Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A. , being the best, highest and last bidder, became the purchaser of said property at and for the sum of $516,456.67; and

WHEREAS, Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A. 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 Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A. 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 Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A. , 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 in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 3 as shown on the plat of the Resub of Lot 3 and 4 Sassafras of record in Book 6200, Page 679, Register's Office for said county, to which plan record is hereby made for a more complete description thereof.

Being the same property conveyed to the borrower herein from Jozef L. Nuyens Jr. by deed of even date and being filed for record concurrently herewith in 20040302-0023569, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Property commonly known as: 5409 Sassafras Place, Brentwood, TN 37027.

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 Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A. , 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 15th day of October, 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. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

Notary Public

My Commission Expires: 11-4-13

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 $516,456.67, 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 15th day of October, 2013.

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

Notary Public

My Commission Expires: 11-4-13

Brock & Scott File No.: 13-13271
Property Address: 5409 Sassafras Place, Brentwood, TN 37027
Tax Parcel I.D. No.: 14513003400
Property Owner and Tax Notices:
Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A.
3476 Stateview Boulevard
Fort Mill, SC 29715