BILL GARRETT, Davidson County
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20131022-0109932

FILE NO.: 13-10588

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Sheila A. Howard conveyed to Larry A. Weissman 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 September 11, 2009 and recorded on September 16, 2009 at Instrument No. 20090916-0086515 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. 20130712-0072203 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 27, 2013 at 10:00AM to the highest and best bidder for cash, at which sale SunTrust Mortgage, Inc., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $158,541.12; and

WHEREAS, SunTrust Mortgage, Inc. 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 SunTrust Mortgage, Inc. 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 SunTrust Mortgage, 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:

Being all of Lot No. 99, on the plan of final plat, Phase I, Section II, The Preserve at Old Hickory "Cluster Lot Subdivision", a planned unit development, according to plat and survey appearing of record in Instrument Number 20061031-0135248, of the Register's Office of Davidson County,

Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Sheila K. Howard, single person, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated September 11, 2009, appearing of record in Instrument Number 200909160086514 of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to declaration of covenants, restrictions and conditions contained in instrument of record in Instrument Number 20060824-0104548, and in Instrument Number 20061208-0152023; easement to Tennessee Telephone Company of record in Instrument Number 20061013-0127087; easement to colonial pipeline of record in Book 4542, Page 131, in Book 3616, Page 453, in Book 3570, Page 13, and in Book 3571, Page 599; easement to First Suburban Water District of record in Book 4453, Page 154; transmission line easements of record in Book 4425, Page 485, and in Book 2346, Page 378; declaration of taking to United States of America (TVA) of record in Book 11335, Page 609, and in Instrument Number 20021017-0127752; storm water detention agreement of record in Instrument Number 20041103-0132562; charter of Homeowner's Association of record in Instrument Number 20060824-0104548; easement to TDS Telecom of record in Instrument Number 20061013-0127208; and to any and all matters shown on said plat and survey of record in Instrument Number 20061031-0135248; all of said Register's Office.

Property commonly known as: 5188 Preserve Boulevard, 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 SunTrust Mortgage, 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 January Taylor** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 7th day of October, 2013.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Substitute Trustee
277 Mallory Station Road, Suite 115
Franklin, TN 37067

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared January N. Taylor, 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

TOMIKA D CROMER NOTARY PUBLIC DEKALB CO., GEORGIA MY COMMISSION EXPIRES OCT. 30 2016

My Commission Expires: 10/30/2016

STATE OF GEORGIA
COUNTY OF DEKALB

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 $158,541.12, 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 24 day of October, 2013

Notary Public

TOMIKA D CROMER NOTARY PUBLIC DEKALB CO., GEORGIA MY COMMISSION EXPIRES OCT. 30 2016

My Commission Expires: 10/30/2016

Brock & Scott File No.: 13-10588
Property Address: 5188 Preserve Boulevard, Antioch, TN 37013
Tax Parcel I.D. No.: 175 06 A 143.00
Property Owner and Tax Notices:
SunTrust Mortgage, Inc.
901 Semmes Avenue
Richmond, VA 23224