BILL GARRETT, Davidson County
Trans:T20130092075 DEEDTRS
Recvd: 10/28/13 09:50 3 pgs
Fees:18.00 Taxes:315.92
20131028-0111687

FILE NO.: 13-12329

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, James L. Sherrill and Louise Sherrill conveyed to Hagan Lamar as Trustee for the benefit of CitiFinancial, 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 October 20, 2003 and recorded on October 23, 2003 at Instrument No. 20031023-0156592 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 **CitiFinancial, Inc.**; and

WHEREAS, CitiFinancial, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20130927-0101638 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 1, 2013 at 10:00AM to the highest and best bidder for cash, at which sale CitiFinancial Services, Inc., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $85,383.61; and

WHEREAS, CitiFinancial Services, 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 CitiFinancial Services, 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 CitiFinancial Services, 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:

All that certain parcel of land in Davidson County, State of Tennessee, as more fully described as Lot 44 of Edge O Lake Estates Section 21, recorded in Book 5200 Page 577.

Being the same property conveyed to the grantor by deed recorded in Book 10302 Page 745, Davidson Count Register of Deeds.

Property commonly known as: 408 Clearwater Drive, Nashville, TN 37217.

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 CitiFinancial Services, 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 22nd 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.

Notary Public

My Commission Expires: 10-2-17

SHAWN S. MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires October 2, 2017

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 $85,383.61, 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 22nd day of October, 2013.

Notary Public

My Commission Expires: 10-2-17

SHAWN S. MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires October 2, 2017

Brock & Scott File No.: 13-12329
Property Address: 408 Clearwater Drive, Nashville, TN 372
Tax Parcel I.D. No.: 150 01 0 380.00
Property Owner and Tax Notices:
CitiFinancial Services, Inc.
1111 Northpoint, Bldg. 4. Ste. 100
Coppell, TX 75019