BILL GARRETT, Davidson County
Trans:T20130092823 DEEDTRS
Recvd: 10/30/13 10:00 3 pgs
Fees:18.00 Taxes:225.11
20131030-0112589

Prepared by and Return to:
Patrick Taggart/ccollymore 10/24/2013
McCurdy & Candler, LLC
3525 Piedmont Road NE, Six Piedmont Center, Suite 700
Atlanta, GA 30305

SUBSTITUTE TRUSTEE'S DEED

Ocwen (GMAC)
File No. 13-00531 /Jose Javier Semidei

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated June 4, 2005, and recorded in the Register's Office of Davidson County, Tennessee, on June 16, 2005 at Instrument No. 20050616-0068796, ("Deed of Trust"), Jose Javier Semidei conveyed to John T. McMahan, Trustee, 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 Ocwen Loan Servicing, LLC; and

WHEREAS, Ocwen Loan Servicing, LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20130723-0075892, 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 8/1/2013, 8/8/2013, and 8/15/2013. 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 October 24, 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 Ocwen Loan Servicing, LLC, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $60,840.00; and

WHEREAS, the said holder of the debt has assigned its interests in the said property to Ocwen Loan Servicing, LLC, 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 Ocwen Loan Servicing, LLC 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 Ocwen Loan Servicing, LLC, 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 Ocwen Loan Servicing, LLC, 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 October 24, 2013.

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

STATE OF GEORGIA
COUNTY OF FULTON

On October 24, 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:

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 $60,840.00, 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 October 24, 2013.

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

Notary Public

Mail Tax Notices to and Property Owner:
Ocwen Loan Servicing, LLC
1100 Virginia Drive, Suite 175
Fort Washington, PA 19034

Map & Parcel No.: 23-74
Property Address: 5245 Lickton Pike
Goodlettsville, TN 37072

Exhibit "A"

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Inst.# 20041217-0149945, ID# 23.00-74, being known as designated as:

Lying in the 10th Civil District of said County and State, being a part of Lot No. 5 on the Plan of Partition of the land of John Cummings, Deceased, and described partially according to a survey by T.R. Sanford, May 11, 1957, as follows:

Beginning at a spike in the center of Lickton Pike in the center of a Culvert Crossing said Pike, being Mrs. E.M. Gailbraith, Sr.s Northwest corner; thence with the center of said Pike, North 8 degrees 30 minutes East 100 feet to a point; thence leaving said Pike, Easterly 335 feet more or less, to a point in the center of Whites Creek; thence with the same, Southerly 100 feet to an iron pin, Gailbraiths Northeast corner; thence with her Northerly line and along the center of a drain, North 79 degrees 19 minutes West, 332.4 feet to the point of beginning.

By Fee Simple Deed from Shelby Jean Semidei as set forth in Inst.# 20041217-0149945 dated 09/08/2004 and recorded 12/17/2004, Davidson County Records, State of Tennessee.

Parcel Id No.: 23-74