THIS INSTRUMENT PREPARED BY:
Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181

RETURN TO:
Priority Trustee Services of TN, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

BILL GARRETT, Davidson County
Trans:T20130098216 DEEDTRS
Recvd: 11/19/13 10:29 5 pgs
Fees:27.00 Taxes:0.00
20131119-0119182

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 19, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200712050140836 ("Deed of Trust"), Kenneth R. Buell and Lorraine S. Buell conveyed to Realty Title & Escrow Co., Inc., as Trustee, in the amount of $417,000 payable to Mortgage Electronic Registration System asctin solely as a nominee for Taylor, Bean and Whitaker Mortgage Corp. 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, Nationstar Mortgage LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. T20131023-0110326 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117, not less than sixty (60) days prior to the first publication required by § 35-5-101, the notice of the right to foreclose was properly sent, if so required; 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 Note and 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 conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 9/27/2013,10/4/2013,10/11/2013, in Nashville Ledger, by which advertisement the sale was held on October 24, 2013, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; and

WHEREAS, State Tax Lien(s) have been filed by the Tennessee Department of Revenue against the subject property in the Register's Office of Davidson County, Tennessee, at Instrument No. 200803130025123. Notice of the sale was given to the State of Tennessee pursuant to T.C.A. 67-1-1433(b)(1) and a copy is attached hereto as Exhibit "A". The response of the State of Tennessee is attached hereto as Exhibit "B". The property is subject to the right of the State of Tennessee to redeem pursuant to T.C.A. 67-1-1433(c)(1).

WHEREAS, at the time and place mentioned in said advertisement, Carolyn Pearl, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Nationstar Mortgage LLC, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $536,047.29; and

WHEREAS, the holder of the debt has assigned its bid and its interests in the said property to **Federal Home Loan Mortgage Corporation**, his/her successors and assigns; and

WHEREAS, Federal Home Loan Mortgage Corporation 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 Federal Home Loan Mortgage Corporation as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto the **Federal Home Loan Mortgage Corporation**, its 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, being Lot No. 8 on the Plan of A.B. Hills Subdivision of the Plant Lands, of record in Book 332, Page 65, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth R. Buell by quitclaim deed from Vitory Home Builders, LLC< dated 10/2/07, recorded 10/10/07, or record in Instrument No. 200710100120433, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The last recorded Warranty Deed was filed of record at Instrument No. 201302280020047 in the Register's Office of Davidson County, Tennessee.

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.

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, Priority Trustee Services of 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, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 24th day of October, 2013.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Carolee Berasi
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF FULTON

On this 24th day of October, 2013, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Carolee Berasi, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Priority Trustee Services of TN, LLC, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

WANDA D. HOLLIS NOTARY EXPIRES GEORGIA DEC. 09, 2016 PUBLIC DOUGLAS COUNTY

My Commission Expires: _____

NO TAX – GOVERNMENTAL AGENCY

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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 $0.00, 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 THIS 24th day of October, 2013.

Notary Public

WANDA D. HOLLIS NOTARY EXPIRES GEORGIA DEC. 09, 2016 PUBLIC DOUGLAS COUNTY

My Commission Expires: _____

File No. 1638713
Property Address: 1102 Caldwell Ave, Nashville, TN 37204
Tax Parcel ID No.: 105 09 0 214.00

Mail Tax Notices To and Property Owner:

Federal Home Loan Mortgage Corporation
Point West Plaza
8609 Westwood Center Dr.
Vienne, VA 22182
703-760-2000

CERTIFIED

NATIONWIDE TRUSTEE SERVICES, INC.

SUBSTITUTE TRUSTEE
1587 NORTHEAST EXPRESSWAY
ATLANTA, GEORGIA 30329

PHONE: (770) 234-9181
FAX: (770) 234-9192
(800) 631-5131

EXHIBIT A

VIA CERTIFIED MAIL []
RETURN RECEIPT REQUESTED
Copy Via Regular Mail

September 20, 2013

Department of Revenue
Tax Enforcement Division
P.O. Box 190665
Nashville, TN 37219-0865

RE: Notice of State Tax Lien

File No.	**1638713**
Borrower(s):	**Kenneth R. Buell and Lorraine S. Buell**
Property Address:	**1102 Caldwell Ave** **Nashville, TN 37204**

Dear Sir(s) and/or Madam(s):

I am writing to advise you in accordance with T.C.A. 67-1-1433 that Nationstar Mortgage LLC has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on October 24, 2013. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that 1 state tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific state tax lien(s) found; said lien(s) were recorded in Instrument No. 200803130025123.

We are not certain that the parties named in the state tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: Victory Investments Properties, LLC

The unpaid principal balance of the loan against the above-referenced property is approximately $407,490.89. Interest through the sale date is approximately $105,383.84. Costs and attorneys' fees associated with the sale should be approximately $2,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed stamped envelope. If you should have any questions about this matter, please do not hesitate to contact this office.

Respectfully,
Nationwide Trustee Services, Inc.

Enclosures
cc: Nationstar Mortgage LLC

File No.: 1638713

EXHIBIT B

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

September 23, 2013

Substitute Trustee
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, GA 30329

Re: Foreclosure Sale of Property Owned by: **Victory Investment Properties, LLC**
Entity Number: **005 0487625/000**
Your File #1638713; Lorraine S. and Kenneth R. Buell

This is in reference to your letter dated Property Address: 1102 Caldwell Avenue, Nashville, TN 37204 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **October 24, 2013** is **$1,659.36**. *(Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued).*

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (form enclosed), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Lori S. Fernandez, Account Technician I, Lien Desk 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

SP/bt
c: *file*