BILL GARRETT, Davidson County
Trans:T20130098456 DEEDTRS
Recvd: 11/20/13 08:30 3 pgs
Fees:18.00 Taxes:505.79
20131120-0119452

NEW OWNER:

First Freedom Bank
P. O. Box 100
Lebanon, TN 37087

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, PLLC
109 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILL TO:

New Owner

Map & Parcel: 162160D06600CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Erik Scoggin, unmarried, executed a Deed of Trust to John L. Lancaster, Trustee, dated February 26, 2010, of record in Instrument No. 20100304-0016886, Register's Office for Davidson County, Tennessee, to secure an indebtedness evidenced by a Promissory Note payable to the order of First Freedom Bank, hereinafter referred to as the "Deed of Trust"; and

WHEREAS, said conveyance was made for the purpose of securing the payment of certain sums as evidenced by a Promissory Note payable to the order of First Freedom Bank and a default having occurred in the payment of same; and,

WHEREAS, pursuant to the above default, the original Trustee has tendered his resignation, and by Appointment of Substitute Trustee, dated September 16, 2013, of record Instrument No. 20130919-0098980, Register's Office for Davidson County, Tennessee, First Freedom Bank did convey all of the rights, powers and privileges of the original Trustee as named in the Deed of Trust unto the undersigned, Byron M. Gill, Substitute Trustee; and

WHEREAS, acting pursuant to the demand made by First Freedom Bank, the owner and holder of the indebtedness, and acting pursuant to the power and authority vested in the Trustee under the Deed of Trust and the Appointment of Substitute Trustee, Byron M. Gill, Substitute Trustee, duly advertised and sold the property hereinabove described at the south door of the Metro/Davidson County Courthouse in Nashville, Davidson County, Tennessee, on November 1, 2013, at 10:00 a.m., local time, to the highest and best bidder for cash, at which sale the same was bid in and sold to First Freedom Bank at and for the

sum of One Hundred Sixty-four Thousand Dollars ($164,000.00), the receipt of which is hereby acknowledged.

NOW, THEREFORE, **BYRON M. GILL, Substitute Trustee**, has this day bargained and sold, and by these presents does hereby transfer and convey unto **FIRST FREEDOM BANK**, its successors and assigns, forever, the following tract or parcel of land situated and lying in Davidson County, Tennessee, bounded and described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section Three, Honey Brook Subdivision of record in Plat Book 7900, Page 379 and 380, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.**
>
> **Being the same property conveyed to Erik Scoggin, unmarried, by Warranty Deed from Jeremy C. Scoggins and wife, Chastity Scoggins, dated February 26, 2010, of record in Instrument No. 20100304-0016885, Register's Office for Davidson County, Tennessee. Further reference is made to Deed of Trust of record in Instrument No. 20100304-0016886, and Appointment of Substitute Trustee of record in Instrument No. 20130919-0098980, Register's Office for Davidson County, Tennessee.**
>
> **The street address of this property is 4757 Crystal Brook Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said First Freedom Bank, its successors and assigns, in fee simple, forever.

I further transfer, assign and convey unto First Freedom Bank, its successors and assigns, all the rights and benefits of the covenants and warranties set forth in the aforesaid Deed of Trust executed to me as Substitute Trustee only, and not otherwise. It is the intention of the Substitute Trustee to convey no greater title to the subject real property than received as Substitute Trustee.

This conveyance is made subject to all matters shown on any applicable recorded Plat or Plan; any real property taxes which exist as a lien against said property, including without limitation city and county property taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior mortgages, liens or

encumbrances that may exist against the property. This conveyance is also subject to any matter that an accurate survey of the premises might disclose and/or any tenant(s) rights in possession.

WITNESS MY SIGNATURE hereto this 19th day of November, 2013.

BYRON M. GILL
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named bargainor, **BYRON M. GILL, Substitute Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND this 19th day of November, 2013.

Notary Public

DENISE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3-16-15

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The actual consideration or value, whichever is greater, for this transfer is **$136,700.00**.

Affiant

SWORN AND SUBSCRIBED to before me this 19th day of November, 2013.

Notary Public

DENISE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3-16-15