THIS INSTRUMENT PREPARED BY:
RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, Georgia 30329

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

BILL GARRETT, Davidson County
Trans:T20140003501 DEEDTRS
Recvd: 01/16/14 09:27 2 pgs
Fees:12.00 Taxes:0.00
20140116-0004345

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 16, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No 20070319-0033006 ("Deed of Trust"), Ronald L. Grant aka Ronald L. Grant, Jr., an unmarried man conveyed to Elite Title Company, LLC., as Trustee, in the amount of $166,735.00, payable to Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, FSB 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. 201310280111781 in 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 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 11/15/2013 11/22/2013 11/29/2013, in Nashville Ledger, by which advertisement the sale was held on December 12, 2013, commencing at 12:00 PM Corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee and

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 $161,107.07; and

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

WHEREAS, **Federal National Mortgage Association** 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 National Mortgage Association** 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 National Mortgage Association**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A CERTAIN TRACT OR PARCEL LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 133 ON THE PLAN OF PRIEST LAKE, SECTION 3, OF RECORD IN BOOK 4460, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO TERESA FOX FROM EDDIE LINDEN FOX, BY QUITCLAIM DEED DATED JUNE 16, 2006 AND RECORDED AUGUST 22, 2006 IN INSTRUMENT NO. 20060822-0103281, REGISTER'S OFFICE FOR DAVIDSON COUNTY.
AND
BEING THE SAME PROPERTY CONVEYED TO RONALD L. GRANT, JR., BY WARRANTY DEED FROM TERESA FOX, UNMARRIED, DATED 03/16/07 AND RECORDED 3/19/07 In Instrument No. 20070319-0033005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE PROPERTY SUBJECT TO RESTRICTIVE COVENANTS/DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT(S) OF RECORD IN BOOK 4505, PAGE 774, SAID REGISTER'S OFFICE.

THIS CONVEYANCE, IS MADE SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY EASEMENTS AND RIGHTS FOR PUFBLIC UTILITES APPLICABLE TO THIS PROPERTY. TAXES FOR THE CURRENT YEAR HAVE BEEN PRORATED AND ARE ASSUMED BY THE GRANTEE(S) HEREIN.

The last recorded Warranty Deed was filed of record at Instrument No. 200703190033005 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 National Mortgage Association**, 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 30th day of December, 2013.

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

STATE OF GEORGIA

COUNTY OF FULTON

On this 30th day of December, 2013 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Carloee 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

My Commission Expires: _____

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

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 THIS 30th day of December, 2013.

Notary Public

My Commission Expires: _____

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

File No. 78295
Property Address: 140 DEL CREST DR., NASHVILLE, TN 37217
Tax Parcel ID No.: 136-07-0-083.00

Mail Tax Notices To and Property Owner:

Federal National Mortgage Association
PO Box 650043
Dallas TX, 75265
404-398-6000