BILL GARRETT, Davidson County
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20140124-0006698

FILE NO.: 13-21128

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, William D. Holladay and Wendy Holladay conveyed to Robert M. Wilson, Jr. as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Primary Capital Advisors, LC, 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 12, 2009 and recorded on October 23, 2009 at Instrument No. 20091023-0098236 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 **Ventures Trust 2013-I-NH**; and

WHEREAS, Ventures Trust 2013-I-NH, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20131230-0130637 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 January 14, 2014 at 10:00AM to the highest and best bidder for cash, at which sale Newbury REO 2013, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $264,500.00; and

WHEREAS, the holder of the debt has assigned its interest in the said property to Newbury REO 2013, LLC, it successors and assigns; and

WHEREAS, Newbury REO 2013, LLC 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 Newbury REO 2013, LLC 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 Newbury REO 2013, LLC, its/his/her 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, Tennessee, being Lot No. 42, on the Plan of Hanover Park of Sheffield, of record in Book 9700, Page 139, and revised in Book 9700, Page 154-156, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William D. Holladay and wife, Wendy Holladay, by Warranty Deed, from Mark L. Goldstein and wife, Celia Cohen Goldstein, of record in Instrument No. 20050711-0079740, Register's Office for Davidson County, Tennessee, dated June 28, 2005 and recorded July 11, 2005.

Property commonly known as: 7820 Haydenberry Cove, Nashville, TN 37221.

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 Newbury REO 2013, LLC, 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 20th day of January, 2014.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Nick Adler
Substitute Trustee

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.

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13-21128

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

Notary Public

My Commission Expires: 10/2/17

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 $264,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nick Adler

Subscribed and sworn to before me on this 20th day of January, 2014.

Notary Public

My Commission Expires: 10/2/17

Brock & Scott File No.: 13-21128
Property Address: 7820 Haydenberry Cove, Nashville, TN 37221
Tax Parcel I.D. No.: 141 14 0A 042.00
Property Owner and Tax Notices:
Newbury REO 2013, LLC
7500 Old Georgetown Road, Suite 1300
Bethesda, MD 20814