BILL GARRETT, Davidson County
Trans:T20140008719 DEEDTRS
Recvd: 02/06/14 12:53 7 pgs
Fees:37.00 Taxes:0.00
20140206-0010638

FILE NO.: 13-10727

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Marcus C. Anderson, Jr. and Barbara P. Anderson conveyed to Larry A. Weissman as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc., 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 February 22, 2005 and recorded on March 15, 2005 at Instrument No. 20050315-0028323 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 **Bayview Loan Servicing, LLC**; and

WHEREAS, Bayview Loan Servicing, LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20131204-0123563 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 7, 2014 at 10:00AM to the highest and best bidder for cash, at which sale Bayview Loan Servicing, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $106,633.48; 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 Shelby County, Tennessee, at Instrument No. 20100503-0033337. 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); and

WHEREAS, the holder of the debt has assigned its interest in the said property to Federal Home Loan Mortgage Corporation, it 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; and

NOW, THEREFORE, in consideration of the premises and of payment by Federal Home Loan Mortgage Corporation 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 Federal Home Loan Mortgage Corporation, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Lot 71, Clover Nook, as shown on plat of record in Plat Book 2900, Page 52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marcus C. Anderson, Jr. and wife, Barbara P. Anderson by warranty deed of record in Instrument Number 200503150028322 in Register's Office of Davidson County, Tennessee.

Property commonly known as: 244 Clovernook Drive, Nashville, TN 37210.

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/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 4th day of February, 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.

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

Notary Public

My Commission Expires: 10/2/17

ERICA SVENDSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires October 2, 2017

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 $106,633.48, 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 4th day of February, 2014.

Notary Public

My Commission Expires: 10/2/17

ERICA SVENDSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires October 2, 2017

Brock & Scott File No.: 13-10727
Property Address: 244 Clovernook Drive, Nashville, TN 37210
Tax Parcel I.D. No.: 094 08 0 052.00
Property Owner and Tax Notices:
Federal Home Loan Mortgage Corporation
8100 Jones Branch Drive
McLean, VA 22102

Exhibit A

BROCK & SCOTT PLLC
277 MALLORY STATION ROAD
SUITE 115
FRANKLIN, TN 37067
PHONE: 615-550-7697
FAX: 615-550-8484

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
COPY VIA REGULAR MAIL

November 26, 2013

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

RE: **Notice of State Tax Lien**

File No.	13-10727
Borrower(s):	Barbara P. Anderson and Marcus C. Anderson, Jr.
Property Address:	244 Clovernook Drive, Nashville, TN 37210

Dear Sir(s) or Madam(s):

I am writing to advise you in accordance with T.C.A. 67-1-1433 that SunTrust Mortgage, Inc. has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on January 7, 2014. 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 at Instrument 20100503-0033337.

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: TN - Department of Revenue – Anderson, Barbara ****5783.

The unpaid principal balance of the loan against the above-referenced property is approximately $98,424.62. Interest through the sale date is approximately $3,061.47. Costs and attorneys' fees associated with the sale should be approximately $2,500.00.

If you should have any questions about this matter, please do not hesitate to contact this office.

Respectfully,

Brock & Scott, PLLC

Enclosures
cc: SunTrust Mortgage, Inc.

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, DAVIDSON COUNTY

WHEREAS, Marcus C. Anderson, Jr. and Barbara P. Anderson executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc., Lender and Larry A. Weissman, Trustee(s), which was dated February 22, 2005 and recorded on March 15, 2005, Instrument No. 20050315-0028323, Davidson County, Tennessee Register of Deeds.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust, SunTrust Mortgage, Inc., (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, by an instrument duly recorded in the Office of the Register of Deeds of Davidson County, Tennessee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on **January 7, 2014**, at **10:00AM** at the usual and customary location at the Davidson County Courthouse, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit:

> Lot 71, Clover Nook, as shown on plat of record in Plat Book 2900, Page 52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Marcus C. Anderson, Jr. and wife, Barbara P. Anderson by warranty deed of record in Instrument Number 200503150028322 in Register's Office of Davidson County, Tennessee.
>
> Parcel ID Number: **094 08 0 052.00**
> Address/Description: ***244 Clovernook Drive, Nashville, TN 37210.***
> Current Owner(s): ***Marcus C. Anderson, Jr. and Barbara P. Anderson, husband and wife.***
> Other Interested Party(ies): ***CitiFinancial and TN Department of Revenue.***

In addition, this sale shall be subject to the right of redemption by the TENNESSEE DEPARTMENT OF REVENUE, TAX ENFORCEMENT DIVISION, pursuant to T.C.A. 67-1-1433(c)(1) by reason of the following tax lien(s) of record in: Instrument 20100503-0033337. Notice of the sale has been given to the State of Tennessee in accordance with T.C.A. 67-1-1433(b)(1).

The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; a deed of trust; and any matter than an accurate survey of the premises might disclose; and

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute

Trustee. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

This office is attempting to collect a debt. Any information obtained will be used for that purpose.

Brock & Scott, PLLC, Substitute Trustee
c/o Tennessee Foreclosure Department
277 Mallory Station Road
Suite 115
Franklin, TN 37067
PH: 615-550-7697 FX: 615-550-8484
File No.: 13-10727

Exhibit B

REVENUE ENFORCEMENT DIVISION
STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242
December 6, 2013

Brock & Scott, PLLC
Attorneys at Law
277 Mallory Station Road, Suite 115
Franklin, TN 37067

Re: State Tax Lien Against: **Barbara P. Anderson**
Entity Number: **002 xxx-xx-5783/000**

This is in reference to your letter dated November 26, 2013 regarding a state tax lien against the above-captioned taxpayer(s), pursuant to the provisions of T.C.A. 67-1-1401 et. seq..

The Tennessee Department of Revenue does not have any known liens filed against the taxpayer(s). Most recently, a lien release request was forwarded on December 6, 2013 to Davidson County, Tennessee. The book and page recording information has not yet been made available to this office.

I trust that this has answered your letter, but if not, please let me know.

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

SP/bt
c: *file*