BILL GARRETT, Davidson County
Trans:T20140010296 DEEDTRS
Recvd: 02/12/14 15:18 3 pgs
Fees:17.00 Taxes:0.00
20140212-0012612

FILE NO.: 13-18888

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Shawn M. Parker 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 September 30, 2009 and recorded on October 1, 2009 in Instrument No. 20091001-0091113 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 **SunTrust Mortgage, Inc.**; and

WHEREAS, SunTrust Mortgage, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument/Book No 20131101-0113677 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 SunTrust Mortgage, Inc., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $97,524.34; and

WHEREAS, the holder of the debt has assigned its interest in the said property to Secretary of Housing and Urban Development, it successors and assigns; and

WHEREAS, Secretary of Housing and Urban Development 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 Secretary of Housing and Urban Development 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 Secretary of Housing and Urban Development, 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 Unit 1-B of Lot No. 1, Weston Way, as shown on plat of record in Plat Book 5210, Page 89, as amended and known as Weston Way Condominium, Phase II, recorded in Book 5800, Page 95 and Book 6370, Page 588, 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 by Substitute Trustee's Deed from L. Robert Grefseng, Substitute Trustee to First Farmers and Merchants Bank as recorded on the 2nd day of June, 2009 in Instrument No. 20090602-0050630 and Warranty Deed from Joan E. Taylor, married to Carol Cangemi LeBlanc as recorded on the 26th day of August, 2004 in Instrument No. 20040826-0103212, in the Register's Office of Davidson County, Tennessee.
Being the same property conveyed by Special Warranty Deed from First Farmers and Merchants Bank to Shawn M. Parker as recorded in Instrument No. 20091001-0091112, in the Register's Office of Davidson County, Tennessee.

Property commonly known as: 7303 Weston Way Drive, 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 Secretary of Housing and Urban Development, 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 11th 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

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

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 $97,524.34, 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 11th day of February, 2014.

Notary Public

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

My Commission Expires: 10/2/17

Brock & Scott File No.: 13-18888
Property Address: 7303 Weston Way Drive, Nashville, TN 37221
Tax Parcel I.D. No.: 142 1 00A 00200
Maximum Principal Indebtedness for Tennessee Recordation Tax Purposes is $-0-.
Property Owner and Tax Notices:
Secretary of Housing and Urban Development
c/o Michaelson, Connor and Boul
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108