BILL GARRETT, Davidson County
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20140212-0012613

FILE NO.: 13-21288

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Herbert Spurlock and Cassandra Spurlock conveyed to Brant Phillips as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Acopia, LLC,, 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 January 15, 2009 and recorded on January 22, 2009 in Instrument No. 200901220005540 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 **CitiMortgage, Inc.**; and

WHEREAS, CitiMortgage, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument/Book No 20131121-0119981 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 16, 2014 at 10:00AM to the highest and best bidder for cash, at which sale CitiMortgage, Inc., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $98,398.99; and

WHEREAS, CitiMortgage, Inc. 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 CitiMortgage, Inc. 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 CitiMortgage, Inc., its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Situated in the 10th Civil District of said county and state, and more particularly described as follows: Being Lot No. 1 of the James Preston Skaggs property of record in Plat instrument number 20010426-0041343, Register's office for Davidson County, Tennessee, which Plat reference is hereby made for a

more complete description of said lot.
Being the same property conveyed to Herbert Spurlock and wife, Cassandra Spurlock by deed from Myrna Faye Skaggs Baldock and Shirley Sue Skaggs Lockhart of record Instrument 20010808008505 9 on 07/02/2001 and filed for record on 08/08/2001, Register's Office for Davidson County.

Property commonly known as: 5530 Lickton Pike, Goodlettsville, TN 37072.

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 CitiMortgage, Inc., 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 $98,398.99, 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.: 13-21288
Property Address: 5530 Lickton Pike, Goodlettsville, TN 37072
Tax Parcel I.D. No.: 01700005700
Property Owner and Tax Notices:
CitiMortgage, Inc.
1000 Technology
Saint Charles, MO 63304