FILE NO.: BAC-13-02747

Davidson County	DEEDTRS
Recvd: 02/21/14 09:15	5 pgs
Fees:27.00 Taxes:0.00	
20140221-0014829	

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-13-02747

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
FEDERAL HOME LOAN MORTGAGE CORPORATION	**FEDERAL HOME LOAN MORTGAGE CORPORATION**	**004000158.00**
2300 Windy Ridge Parkway SE Suite 200 North Tower Atlanta, Georgia 30339	**2300 Windy Ridge Parkway SE Suite 200 North Tower Atlanta, Georgia 30339**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated August 9, 2010 and recorded August 12, 2010, at **Instrument Number 20100812-0063872**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **SONGOLEKE K. KOTUNU AND OLAOSHUN LAKESIN-KOTUNU A/K/A OLAOSHUN LAKESIN-KONTUNU** ("Borrower"), conveyed to ANDREW C. RAMBO, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on August 9, 2010, (the "Note"), which obligation is presently held and owned by **BANK OF AMERICA, N.A.**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the owner and holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of ANDREW C. RAMBO, said appointment being set forth in **Instrument Number 20130513-0047830** in said Register's Office; and

WHEREAS, a Notice of the Right to Foreclose, if required pursuant to T.C.A. § 35-5-117, was given at least sixty (60) days prior to the first publication in accordance with Tennessee law; and

WHEREAS, the Substitute Trustee caused a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the PACER website for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on January 30, 2014, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on January 2, 2014, January 9, 2014, January 16, 2014, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **BANK OF AMERICA, N.A.** at the price of **One Hundred Eighty Thousand Two Hundred and 00/100 ($180,200.00)** this being the highest, last and best bid; and

WHEREAS, **BANK OF AMERICA, N.A.**, as successful purchaser at said sale, transferred and assigned its bid to FEDERAL HOME LOAN MORTGAGE CORPORATION.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of One Hundred Eighty Thousand Two Hundred and 00/100 ($180,200.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **FEDERAL HOME LOAN MORTGAGE CORPORATION** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

THE LAND REFERRED TO IN THIS DEED OF TRUST IS AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT 8 ON THE PLAN OF THE JAMES I. CALDWELL, III AND DAVID R. WADE, III PROPERTY NOT OF RECORD, PREPARED BY JOE N. CUMMINGS DATED MARCH 17, 1988, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING START AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY (25 FEET FROM THE CENTERLINE) OF COOPERTOWN ROAD WITH THE WESTERLY BOUNDARY LINE OF PROPERTY OWNED BY MARIE SLOAN, OF RECORD IN DEED BOOK 6842, PAGE 844, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID INTERSECTION BEING WESTERLY APPROXIMATELY 1375 FEET ALONG SAID RIGHT-OF-WAY FROM WHITES CREEK PIKE; THENCE, WITH SAID SLOAN`S WESTERLY BOUNDARY LINE, SOUTH 0 DEGREES 44 MINUTES 00 SECONDS WEST 780.29 FEET TO AN IRON PIN IN THE BOUNDARY LINE OF PROPERTY OWNED BY JAMES I. CALDWELL, III AND DAVID R. WADE, III, OF RECORD IN DEED BOOK 7473, PAGE 663, SAID REGISTER`S OFFICE; THENCE SEVERING SAID CALDWELL AND WADE PROPERTY AS FOLLOWS: NORTH 89 DEGREES 39 MINUTES 40 SECONDS WEST 13.24 FEET TO AN IRON PIN; SOUTH 27 DEGREES 33 MINUTES 00 SECONDS WEST 543.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 308.52 FEET; THENCE CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE, AN ARC DISTANCE OF 209.23 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY SOUTH 66 DEGREES 24 MINUTE 20 SECONDS WEST 110.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 176.45 FEET; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE, AN ARC DISTANCE OF 60.97 FEET TO AN IRON PIN, THE POINT OF BEGINNING; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY, SOUTH 43 DEGREES 23 MINUTES 20 SECONDS EAST 822.71 FEET TO AN IRON PIN IN THE NORTHERLY BOUNDARY LINE OF PROPERTY OWNED BY VERNON L. LAIN, OF RECORD IN DEED BOOK 5098, PAGE 435, SAID REGISTER`S OFFICE; THENCE WITH SAID NORTHERLY BOUNDARY LINE AS FOLLOWS, SOUTH 75 DEGREES 59 MINUTES 00 SECONDS WEST 429.93 FEET TO AN IRON PIN, SOUTH 87 DEGREES 10 MINUTES 00 SECONDS WEST 112.06 FEET TO THE INTERSECTION OF TWO DRAINS; THENCE, AGAIN SEVERING SAID CALDWELL AND WADE PROPERTY, NORTH 11 DEGREES 12 MINUTES 20 SECONDS WEST 582.43 FEET TO AN IRON PIN; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET, NORTHEASTERLY AN ARC DISTANCE OF 79.29 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 50.00 FEET; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE, NORTHEASTERLY AN ARC DISTANCE OF 36.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 176.45 FEET; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE, NORTHEASTERLY AN ARC DISTANCE OF 53.16 FEET TO THE BEGINNING CONTAINING 5.12 ACRES.

THE ABOVE-DESCRIBED TRACT IS SUBJECT TO A 30-FOOT WIDE RIGHT-OF-WAY AND EASEMENT FOR THE BENEFIT OF THE TENNESSEE GAS PIPELINE COMPANY SEVERING THE SOUTHEASTERLY PORTION OF SAID TRACT WITH EXISTING HIGH PRESSURE GAS PIPELINE NUMBER 100-1 AND BEING DESCRIBED IN DEED BOOK 1181, PAGE 462, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIBED TRACT IS BENEFITED BY A 50 FOOT WIDE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS BETWEEN SAID TRACT AND COOPERTOWN ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY (25 FEET FROM THE CENTERLINE) OF COOPERTOWN ROAD WITH THE WESTERLY BOUNDARY LINE OF PROPERTY OWNED BY MARIE SLOAN, OF RECORD IN DEED BOOK 6842, PAGE 844, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PIN BEING WESTERLY

APPROXIMATELY 1375 FEET ALONG SAID RIGHT-OF-WAY FROM ITS INTERSECTION WITH WHITES CREEK PIKE; THENCE, LEAVING SAID RIGHT-OF WAY WITH SAID WESTERLY BOUNDARY LINE, SOUTH 0 DEG. 44 MINUTES 00 SECONDS WEST 780.29 FEET TO AN IRON PIN AT SAID SLOAN`S SOUTHWEST CORNER; THENCE, SEVERING THE PROPERTY OF JAMES I. CALDWELL, III AND DAVID R. WADE, III, OF RECORD IN DEED BOOK 7473, PAGE 663, SAID REGISTER`S OFFICE, AS FOLLOWS: NORTH 89 DEGREES 39 MINUTES 40 SECONDS WEST 13.24 FEET; SOUTH 27 DEGREES 33 MINUTES 00 SECONDS WEST 543.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 308.52 FEET; THENCE, WITH SAID CURVE, AN ARC DISTANCE OF 209.23 FEET THROUGH A CENTRAL ANGLE OF 38 DEGREES 51 MINUTES 20 SECONDS TO THE POINT OF TANGENCY, SOUTH 66 DEGREES 24 MINUTES 20 SECONDS WEST 110.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 176.45 FEET; THENCE, WITH SAID CURVE, AN ARC DISTANCE OF 114.13 FEET THROUGH A CENTRAL ANGLE OF 37 DEGREES 03 MINUTES 40 SECONDS TO THE BEGINNING OF A TURN-IN CURVE TO A CUL-DE-SAC CONCAVE TO THE EAST AND HAVING A RADIUS OF 50.00 FEET; THENCE, WITH SAID TURN. IN CURVE, AN ARC DISTANCE OF 36.14 FEET THROUGH A CENTRAL ANGLE OF 41 DEGREES 24 MINUTES 40 SECONDS TO THE BEGINNING OF A CUL-DE-SAC TURN AROUND CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 50.00 FEET; THENCE, WITH SAID TURN AROUND CURVE, AN ARC DISTANCE OF 229.35 FEET TO THE BEGINNING OF A TURN-IN CURVE LEAVING SAID CUL-DE-SAC CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE, WITH SAID TURN-IN CURVE, AN ARC DISTANCE OF 36.14 FEET THROUGH A CENTRAL ANGLE OF 41 DEGREES 24 MINUTES 40 SECONDS TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 226.45 FEET; THENCE, WITH SAID CURVE, AN ARC DISTANCE OF 146.48 FEET THROUGH A CENTRAL ANGLE OF 37 DEGREES 03 MINUTES 40 SECONDS TO THE POINT OF TANGENCY, NORTH 66 DEGREES 24 SECONDS 20 MINUTES EAST 110.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 258.52 FEET; THENCE, WITH SAID CURVE, AN ARC DISTANCE OF 175.32 FEET THROUGH A CENTRAL ANGLE OF 38 DEGREES 51 MINUTES 20 SECONDS TO THE POINT OF TANGENCY, NORTH 27 DEGREES 33 MINUTES 00 SECONDS EAST 382.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 748.48 FEET; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE AND CONTINUING WITH THE EASTERLY BOUNDARY LINE OF PROPERTY OWNED BY DONALD DICKERSON, OF RECORD IN DEED BOOK 7271, PAGE 681, SAID REGISTER`S OFFICE, AN ARC DISTANCE OF 350.30 FEET THROUGH A CENTRAL ANGLE OF 26 DEGREES 49 MINUTES 00 SECONDS TO AN IRON PIN AT THE POINT OF TANGENCY; THENCE, WITH THE EASTERLY BOUNDARY LINE OF HARGROVE SUBDIVISION, OF RECORD IN PLAT BOOK 6050, PAGE 317, SAID REGISTER`S OFFICE, NORTH 0 DEGREES 44 MINUTES 00 SECONDS EAST 572.24 FEET TO A CONCRETE MONUMENT IN SAID SOUTHERLY RIGHT-OF-WAY OF COOPERTOWN ROAD; THENCE, WITH SAID RIGHT-OF-WAY, SOUTH 79 DEGREES 44 MINUTE 00 SECONDS EAST 50.70 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SONGOLEKE K. KOTUNU AND WIFE OLAOSHUN LAKESIN - KOTUNU, BY DEED FROM VICTORIA W. THOMPSON AND REX L. TINCH, WIFE AND HUSBAND, DATED AUGUST 5, 2010 AND RECORDED IN INSTRUMENT NO. 201008120063871, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is now or was formerly known as 5071 COUGAR COVE, JOELTON, TN 37080.

This entity is tax exempt.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to **(1)** any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; **(2)** any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; **(3)** any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; **(4)** applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; **(5)** any governmental zoning and subdivision ordinances or regulations in effect thereon; **(6)** the accuracy of the Index Book of the said Register's Office; and **(7)** any other matters which an accurate survey of the Property might disclose.

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The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee this ___ day of FEB 10 2014, 20___.

Rubin Lublin TN, PLLC

Printed Name: LISA F. CAPLAN
Title: Member

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Najur Bowser, of the state and county aforesaid, personally appeared , LISA F. CAPLAN, of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of Rubin Lublin TN, PLLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in NORCROSS, GEORGIA, this ___ day of FEB 10 2014, 20___.

Notary Public

My commission expires:

NAJUR H. BOWSER NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA SEPT. 22. 2014

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $180,200.00.

Printed Name: LISA F CAPLAN
Title: Member, Rubin Lublin TN, PLLC

Sworn to and subscribed
before me this ___ day of FEB 10 2014, 20___.

Notary Public

My commission expires:

NAJUR H. BOWSER NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA SEPT. 22. 2014

True Copy Certification

I, LISA F. CAPLAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Najur Bowser a notary public for this county and state, LISA F. CAPLAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Notary' Seal (if on paper)

