THIS INSTRUMENT PREPARED BY:
RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, Georgia 30329

RETURN TO:
Priority Trustee Services of TN, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

BILL GARRETT, Davidson County
Trans:T20140016736 DEEDTRS
Recvd: 03/12/14 11:51 2 pgs
Fees:13.00 Taxes:572.46
20140312-0020706

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 27, 2010, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20100203-0008434 ("Deed of Trust"), Ida B. Mitchell conveyed to First American Title Ins Company, as Trustee, in the amount of $264,000.00, payable to Mortgage Electronic Registration Systems, Inc., solely as nominee for Sun West Mortgage Company, Inc. the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Sun West Mortgage Company, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 201312160126939 in the Register's Office 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 Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 1/3/2014, 1/10/2014, 1/17/2014, in Nashville Ledger, by which advertisement the sale was held on February 27, 2014, commencing at 12:00 PM Corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee and

WHEREAS, at the time and place mentioned in said advertisement, Carolyn Pearl, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Sun West Mortgage Company, Inc., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $154,718.71; and

WHEREAS, Sun West Mortgage Company, 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;

NOW, THEREFORE, in consideration of the premises and of the payment by Sun West Mortgage Company, Inc. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Sun West Mortgage Company, Inc., its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18 of Block "D" on the Map of Broadmoor, as of record in Book 547, Pages 161 and 162, Register's Office for said County.

Said Lot No. 18 fronts 60 feet on the northerly side of Gwynn Drive and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Ida B. Mitchell, unmarried, by Deed from Jessie M. Jones, Charles David Rawls, Richard Ardle Rawls and William Palmer Rawls, recorded November 8, 1983, of record in Book 6172, Page 615, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Book 6172, Page 615 in the Register's Office of Davidson County, Tennessee.

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.

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 Sun West Mortgage Company, Inc., its successors and assigns forever, to whom the said, Priority Trustee Services of TN, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 10 day of March, 2014.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Carolee Berasi
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF FULTON

On this 10 day of March, 2014 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Carolee Berasi, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Priority Trustee Services of TN, LLC, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

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

Notary Public

My Commission Expires: _____

WANDA D. HOLLIS NOTARY PUBLIC EXPIRES GEORGIA DEC. 09, 2016 DOUGLAS COUNTY

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STATE OF GEORGIA
COUNTY OF FULTON

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $154,718.71 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 10 day of March, 2014.

Notary Public

My Commission Expires: _____

WANDA D. HOLLIS NOTARY PUBLIC EXPIRES GEORGIA DEC. 09, 2016 DOUGLAS COUNTY

File No. 87136
Property Address: 1049 GWYNN DRIVE, NASHVILLE, TN 37216
Tax Parcel ID No.: 061-07-0-136.00
Mail Tax Notices To and Property Owner:

Sun West Mortgage Company, Inc.
18303 Gridley Road
Cerritos, CA 90703