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:T20140020118 DEEDTRS
Recvd: 03/26/14 10:24 2 pgs
Fees:12.00 Taxes:0.00
20140326-0024763

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 22, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20070531-0064762 ("Deed of Trust"), Merian V Young and Terry Young, wife and husband conveyed to Infinity Title, LLC, as Trustee, in the amount of $90,000.00, payable to Mortgage Electronic Registration Systems, Inc., solely as nominee for Taylor, Bean & Whitaker Mortgage Corp. 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, Nationstar Mortgage LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Book 20140227-0016774 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 March 6, 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 Nationstar Mortgage LLC, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $82,925.28; and

WHEREAS, the holder of the debt has assigned its interests in the said property to the **Federal Home Loan Mortgage Corporation**, his/her 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;

NOW, THEREFORE, in consideration of the premises and of the payment by **Federal Home Loan Mortgage Corporation** as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned RCO Legal, P.S., as Substitute Trustee, does hereby grant, bargain, sell and convey unto the **Federal Home Loan Mortgage Corporation**, its successors and assigns, in fee simple forever, the following described real property situated in the County Davidson, State of Tennessee:

> Land in Davidson County, Tennessee being Lot No. 51-B on the plan of Kimbolton, Phase II, as shown on plat of record in Plat Book 6900, page 792-794, amended in Book 6900, page 891, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Merian V. Young on 04/15/2004, by deed from Fred E. Polacek Sr. and wife, Betty M. Polacek, filed for record on 04/27/2004, in Instrument Number 20040427-0047615, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 20041021-0126784 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 **Federal Home Loan Mortgage Corporation**, 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 20 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 20 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

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

My Commission Expires: _____

NO TAX – GOVERNMENTAL AGENCY

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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 $0.00, 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 20 day of March, 2014.

Notary Public

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

My Commission Expires: _____

File No. 86417
Property Address: 807 TAMARACK S., MADISON, TN 37115
Tax Parcel ID No.: 053.09-0-091.00

Mail Tax Notices To and Property Owner:

Federal Home Loan Mortgage Corporation
Point West Plaza
8609 Westwood Center Dr.
Vienne, VA 22182
703-760-2000