BILL GARRETT, Davidson County
Trans:T20140020420 DEEDTRS
Recvd: 03/27/14 09:40 7 pgs
Fees:38.00 Taxes:640.51
20140327-0025119

FILE NO.: 13-15722

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Brandi M Sanford and Steven C Hall 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 May 29, 2009 and recorded on June 3, 2009 in Instrument No. 20090603-0051452 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 20130917-0097667 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 November 12, 2013 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 $173,109.97; and

WHEREAS, State Tax Lien(s) have been filed by the Tennessee Department of Revenue against the subject property in the Register's Office of Shelby County, Tennessee, in Instrument No. 20101015-0082642. Notice of the sale was given to the State of Tennessee pursuant to T.C.A. 67-1-1433(b)(1) and a copy is attached hereto as Exhibit "A". The response of the State of Tennessee is attached hereto as Exhibit "B". The property is subject to the right of the State of Tennessee to redeem pursuant to T.C.A. 67-1-1433(c)(1); and

WHEREAS, SunTrust Mortgage, 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 SunTrust Mortgage, 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 SunTrust Mortgage, 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:

Being all of Lot No. 15, on the plan of Final Plat, Rivendell Woods, Phase I, Section II, according to plat and survey appearing of record in Instrument Number 20080829-0088935, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Brandi M. Sanford, a single person, Steven C. Hall, a single person, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated May 29, 2009, appearing of record in Instrument Number 20090603-0051451, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20070607-0068416, and amended in Instrument Number 20080722-0074876; By-Laws of record in Instrument Number 20070607-0068416, and amended in Instrument Number 20080722-0074876; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9487, page 908, and in Instrument Number 20070522-0061016; Easement to Columbia Gulf Transmission Company of record in Book 4215, page 632; Stormwater Detention Agreement of record in Instrument Number 20031104-0161896, and in Instrument Number 20070430-0050843; Ingress/Egress Easement to Family Cemetery as set out of record in Instrument Number 20040702-0079201; One Hundred Fifty Foot Tennessee Valley Authority Easement as set out of record in Instrument Number 20040702-0079201; Charter of Rivendell Woods Townhomes Homeowners Association, Inc., a Tennessee Corporation of record in Instrument Number 20081031-0108933; and to any and all matters shown on said plat and survey of record in Instrument Number 20080829-0088935; all of said Register's Office.

Property commonly known as: 1112 Shire Drive, Cane Ridge, TN 37013.

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 SunTrust Mortgage, 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 January Taylor** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 24th day of March, 2014.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
January Taylor
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared January Taylor, 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

TOMIKA D CROMER MY COMMISSION EXPIRES OCT. 30 2016 DEKALB CO., GEORGIA NOTARY PUBLIC

My Commission Expires: 10/30/2016

STATE OF GEORGIA
COUNTY OF DEKALB

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 $173,109.97, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

January Taylor

Subscribed and sworn to before me on this 24th day of March, 2014.

Notary Public

TOMIKA D CROMER MY COMMISSION EXPIRES OCT. 30 2016 DEKALB CO., GEORGIA NOTARY PUBLIC

My Commission Expires: 10/30/2016

Brock & Scott File No.: 13-15722
Property Address: 1112 Shire Drive, Cane Ridge, TN 37013
Tax Parcel I.D. No.: 174010A092.00
Property Owner and Tax Notices:
SunTrust Mortgage, Inc.
901 Semmes Avenue
Richmond, VA 23224

BROCK & SCOTT PLLC
277 MALLORY STATION ROAD
SUITE 115
FRANKLIN, TN 37067
PHONE: 615-550-7697
FAX: 615-550-8484

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
COPY VIA REGULAR MAIL

September 11, 2013

Department of Revenue
Tax Enforcement Division
P.O. Box 190665
Nashville, TN 37219-0865

RE: **Notice of State Tax Lien**
File No.
Borrower(s): Brandi M Sanford and Steven C Hall
Property Address: 1112 Shire Drive, Cane Ridge, TN 37013

Dear Sir(s) or Madam(s):

I am writing to advise you in accordance with T.C.A. 67-1-1433 that SunTrust Mortgage, Inc. has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on **November 12, 2013 at 10:00AM**. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that 1 state tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific state tax lien(s) found; said lien(s) were recorded in **Instrument No. 20101015-0082642**.

We are not certain that the parties named in the state tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: Tennessee Department of Revenue – *Steven Hall, SSN(s) XXX-XX-9918.*

The unpaid principal balance of the loan against the above-referenced property is approximately $165,884.86. Interest through the sale date is approximately $3,732.42. Costs and attorneys' fees associated with the sale should be approximately $2,500.00.

If you should have any questions about this matter, please do not hesitate to contact this office.

Respectfully,

Brock & Scott, PLLC

Enclosures

cc: SunTrust Mortgage, Inc.

N0007501

2348598101007

TENNESSEE DEPARTMENT OF REVENUE

NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T.C.A. 67-1-1401 et. seq. a lien exists in favor of the State of Tennessee. This lien exists on all property and all rights, title and interest in property acquired prior to or subsequent to the filing of this notice that belongs to the named taxpayer(s).

Notice is hereby given that there have been assessed taxes, penalty, and interest against the indicated taxpayer, which after demand for payment remain unpaid. The precise amount of the lien may be obtained from the State of Tennessee Tax Enforcement Division at (615) 741-7074.

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:

STEVEN HALL

D/B/A: STEVEN HALL
9211 WEST RD STE 143
HOUSTON TX 77064-8634

ENTITY ID:

002 [redacted]-7200/000

002 [redacted]-7200

COUNTY: DAVIDSON

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand, at Nashville, Tennessee, on October 9, 2010.

COMMISSIONER OF REVENUE

By: William E Hooks

Delegate of Commissioner

FOR REGISTER USE ONLY .... PRINT OR STAMP

BOOK NO **PAGE NO.** **DATE** **TIME**

REGISTER

BILL GARRETT, Davidson County
Trans:T20100065400 LIENSTL
Recvd: 10/15/10 09:35 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20101015-0082642

BY:

RV-N0007501

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

September 18, 2013

Tennessee Foreclosure Department
Brock & Scott, PLLC
277 Mallory Station Road, Suite 115
Franklin, TN 37067

Re: Foreclosure Sale of Property Owned by: **Steven C. Hall**
Entity Number: **002 xxx-xx-7200/000**
Your File #13-15722; Brandi M Sanford and Steven C Hall

This is in reference to your letter dated September 12, 2013 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **November 12, 2013** is **$5,566.48**. *(Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued).*

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (form enclosed), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Lori S. Fernandez, Lien Desk 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

SP/bt
c: *file*

Accounting Of Sale

DECEDENT NAME: **Steven C. Hall**

ENTITY: **002 xxx-xx-7200/000**

DATE OF SALE: _____

FINAL BID	**$**
	Disbursement Breakdown
Foreclosure Sale Fees	**$**
Publication of Sale Cost	**$**
Foreclosing Attorney Fees	**$**
Title Work Cost	**$**
Recording Fees	**$**
P&I paid on 1st Lien Holder Lender Name:	**$**
P&I paid on 2nd Lien Holder Lender Name:	**$**
TOTAL DISBURSEMENT	**$**
Excess Funds	**$**

PREPARED BY: _____ **DATE:** _____

COMPANY NAME: _____

Rev 12/SaleAcctg