THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181

Davidson County DEEDTRS
Recvd: 04/10/14 10:43 3 pgs
Fees:18.00 Taxes:339.81
20140410-0030025

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 16, 2003, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20030930-0144132 ("Deed of Trust"), Deborah J. Long conveyed to Judy S. Wells, as Trustee, in the amount of $93,113 payable to Beazer Mortgage Corporation 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, PNC Bank, National Association, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20140227-0016777 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 02/21/2014, 02/28/2014, 03/07/2014, in Davidson AM, by which advertisement the sale was held on March 27, 2014, at the 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 PNC Bank, National Association, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $91,840.65; and

WHEREAS, PNC Bank, National Association 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 PNC Bank, National Association 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 PNC Bank, National Association, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Certain property in Davidson County, TN, described as Lot No. 141 of Woodridge at Nashboro Village, a Horizontal Property Regime located on Flintlock Count in Davidson County, TN, together with easements as shown on the plat of Woodridge at Nashboro Village, Nashboro Village- Tract 11, recorded at Instrument No. 20021120-0143949, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 4827, Page 14, as amended in Book 5469, Page 840, Book 7751, Page 907, Instrument No. 20021104-0134724 and Instrument No. 20030610-0080281, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodridge at Nashboro Village, contained in the Declaration of Covenants, Conditions & Restrictions of record in Book 4827, Page 14, as amended in Book 5469, Page 840, Book 7751, Page 907, Instrument No. 20021104-0134724 and Instrument No. 20030610-0080281 and By-Laws appended thereto, recorded in Instrument No. 20021106-0136459, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Deborah Long, unmarried, by deed from Beazer Homes Corp. d/b/a Phillips Builders, of record in Book 20030930-, Page 0144131, Register's Office for Davidson County, TN.

The last recorded Warranty Deed was filed of record at Instrument Number 20030930144131 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 PNC Bank, National Association, 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 7 day of April, 2014.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 7 day of April, 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 DOUGLAS COUNTY GEORGIA EXPIRES DEC. 09, 2016

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STATE OF GEORGIA
COUNTY OF DEKALB 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 $91,840.65, 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 7 day of April, 2014.

Notary Public

My Commission Expires: _____

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

File No. 1R148114
Property Address: 686 Flintlock Court, Nashville, TN 37217
Tax Parcel ID No.: 135160B141000C0

Mail Tax Notices To and Property Owner:

PNC Mortgage
3232 Newmark Drive
Miamisburg, OH 45342
888-224-4702

True Copy Certification

I, Mark Bruton, 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.

Mark Bruton
Signature

State of Georgia
County of DeKalb

Personally appeared before me, Ronald Key, a notary public for this county and state, Mark Bruton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ronald Key
Notary's Signature
My Commission Expires: 11-28-2017
Notary' Seal (if on paper)

