BILL GARRETT, Davidson County
Trans:T20140025665 DEEDTRS
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Fees:13.00 Taxes:157.25
20140416-0031741

THIS INSTRUMENT PREPARED BY:
RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 3, 1999, and recorded in the Register's Office of Davidson County, Tennessee, at Book 11641, Page 971 ("Deed of Trust"), Rose M. Roby conveyed to Transcontinental Title, as Trustee, in the amount of $56,700 payable to MortgageDirect 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, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-18, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20130314-0021396 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 2/28/2014, 3/7/2014, 3/14/2014, 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 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-18, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $42,500.00; and

WHEREAS, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-18 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 to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-18 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 the The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-18, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. G-30 AS SHOWN ON THE PLAT OF QUAIL CREEK CONDOMINIUM, OF RECORD IN BOOK 6328M PAGE 89, REGISTER'S OFFICE FOR SAID COUNTY, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF QUAIL CREEK HOMEOWNER'S ASSOCIATION, ALL AS DESCRIBED IN BOOK 6328, PAGE 44, ET SEQ. SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL J. ROBY BY DEED FROM SECRETARY HOUSING AND URBAN DEVELOPMENT DATE FEBRUARY 19, 1999 AND RECORDED IN BOOK 11356, PAGE 938, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING FURTHER CONVEYED TO ROSE M. ROBY BY WARRANTY DEED DATED JUNE 3RD, 1999, AND RECORDED IN BOOK 11641, PAGE 968, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The last recorded Warranty Deed was filed of record at Book 11641, Page 968 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 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-18, 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 April, 2014.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Charity Bridgewater
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 10 day of April, 2014 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charity Bridgewater, 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 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 $42,500.00, 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 10 day of April, 2014.

Notary Public

My Commission Expires: _____

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

File No. 1R179414
Property Address: 420 Walton Ln G-30, Madison, TN 37115
Tax Parcel ID No.: 051150A03000C0

Mail Tax Notices To and Property Owner:

Specialized Loan Servicing
8742 Lucent Blvd STE 300
Highlands Ranch, CO 80129
800-306-6059