BILL GARRETT, Davidson County
Trans:T20140028694 DEEDTRS
Recvd: 04/28/14 11:14 2 pgs
Fees:13.00 Taxes:446.97
20140428-0035389

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 January 18, 2013, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20130128-0008672 ("Deed of Trust"), Johnathon B. Jones and Kimberley Hibdon aka Kimberley Hibdon Jones conveyed to First American Title Insurance Company, as Trustee, in the amount of $111,929 payable to Mortgage Electronic Registration Systems, Inc. as sole 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, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20140307-0019293 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 3/21/2014, 3/28/2014, 4/4/2014, in Davidson AM, by which advertisement the sale was held on April 17, 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 Sun West Mortgage, Inc., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $120,801.60; and

WHEREAS, Sun West 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;

NOW, THEREFORE, in consideration of the premises and of the payment by to Sun West Mortgage, 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 the Sun West Mortgage, Inc., its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 122 on the Plan of Section Two Locustwood, as of record in Book 2331, page 147, (erroneously referred to as pages 14-15 in deed) Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Johnathon B. Jones and Kimberley Hibdon by Warranty Deed from Hazel O. Moore, dated December 29, 2006 and filed of record in Instrument 20070103-0001093, Registers Office for Davidson County, Tennessee. The said Johnathon B. Jones and Kimberley Hibdon are now married. Kimberley Hibdon is now known as Kimberley J. Jones. Kimberley Hibdon and Kimberley Jones being one and the same person.

The last recorded Warranty Deed was filed of record at Instrument Number 20070103-0001093 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, 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 22 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 22 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 $120,801.60, 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 22 day of April, 2014.

Notary Public

My Commission Expires: _____

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

File No. 1R182814
Property Address: 3922 East Ridge Drive, Nashville, TN 37211
Tax Parcel ID No.: 148.10-0-087.00

Mail Tax Notices To and Property Owner:

Sun West Mortgage
18303 Gridley Road
Cerritos, CA 90703
800-453-7886