BILL GARRETT, Davidson County
Trans: T20140029950 DEEDTRS
Recvd: 05/01/14 14:05 3 pgs
Fees: 17.00 Taxes: 0.00
20140501-0036905

FILE NO.: 14-02282

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Jose R. Cortez and Blanca Betanzos conveyed to Superior Title Company, Inc. as Trustee for the benefit of The Mortgage Group, 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 February 19, 2003 and recorded on February 28, 2003 in Instrument No. 20030228-0026881 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 **CitiMortgage, Inc., Successor by Merger to ABN AMRO Mortgage Group, Inc.**; and

WHEREAS, CitiMortgage, Inc., Successor by Merger to ABN AMRO Mortgage Group, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument/Book No 20140307-0019325 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 April 10, 2014 at 10:00AM to the highest and best bidder for cash, at which sale CitiMortgage, Inc., Successor by Merger to ABN AMRO Mortgage Group, Inc., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $83,464.60; and

WHEREAS, the holder of the debt has assigned its interest in the said property to Federal Home Loan Mortgage Corporation, it 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; and

NOW, THEREFORE, in consideration of the premises and of payment by Federal Home Loan Mortgage Corporation 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 Federal Home Loan Mortgage Corporation, its/his/her 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 Lot No. 59 on the Plan of Section 1, Primrose Meadows, of record in Book 4675, page 18, said Register's Office.

Said Lot No. 59 fronts 80.0 feet on the southerly margin of Graycroft Avenue and extends back 154.30 feet on the easterly line and 146.79 feet on the westerly line to a dead line in the rear measuring 53.46 feet thereon.

Being the same property conveyed to Jose Cortez and wife, Blanca Betanzos by deed from Nelson R. Stallworth, Jr. and Charlene Louise Stallworth, both unmarried, dated October 15, 1999 and filed of record in Book 11707, Page 268, Register's Office for Davidson County, Tennessee.

Property commonly known as: 1216 North Graycroft Avenue, Madison, TN 37115.

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/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 Nick Adler** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 30 day of April, 2014.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Nick Adler
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in the State and County aforementioned personally appeared Nick Adler, 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.

Kathryn Cassidy
Notary Public

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 8/23/16

My Commission Expires AUG 23, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 $83,464.60, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nick Adler

Subscribed and sworn to before me on this 30 day of April, 2014.

Kathryn Cassidy
Notary Public

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 8/23/16

My Commission Expires AUG. 23, 2016

Brock & Scott File No.: 14-02282
Property Address: 1216 North Graycroft Avenue, Madison, TN 37115
Tax Parcel I.D. No.: 033 16 0 078.00
Maximum Principal Indebtedness for Tennessee Recordation Tax Purposes is $-0-.
Property Owner and Tax Notices:
Federal Home Loan Mortgage Corporation
8100 Jones Branch Drive
McLean, VA 22102