BILL GARRETT, Davidson County
Trans: T20140033853 DEEDTRS
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Fees: 17.00 Taxes: 0.00

20140515-0041676

FILE NO.: 13-05551

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Sean Woodruff and Nicole Woodruff 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 June 15, 2009 and recorded on June 17, 2009 in Instrument No. 20090617-0056435 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 in Instrument No. 20130419-0039063 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 June 11, 2013 at 12:00PM 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 $85,807.28; and

WHEREAS, the holder of the debt has assigned its interest in the said property to Secretary of Housing and Urban Development, it successors and assigns; and

WHEREAS, Secretary of Housing and Urban Development 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 Secretary of Housing and Urban Development 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 Secretary of Housing and Urban Development, 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 Unit No. 125 on the Plan of Provincetown, Phase 1, a Horizontal Property Regime with Private Elements of record in Instrument 200311190168785, supplemented in Instrument 200506090066104, Instrument 200608250105504 and Instrument 200808120082993, - Exhibit A-1", said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven Freeman, a single man by deed from Bryant Brooks and wife Nneka Brooks of record in Instrument 200704090041446, dated April 4, 2007, and Affidavit of Correction in Instrument Number 20090514-0044482, dated May 14, 2009, said Register's Office. And being the same property conveyed to Bryant Brooks and wife Nneka Brooks by deed from Centex Homes, a Nevada General Partnership of record Instrument 200507140081658, said Register's Office, dated June 21, 2005.

Being the same property conveyed to Sean Woodruff and wife, Nicole Woodruff, by Deed recorded simultaneously herewith in Book , Page , or Instrument #20090617-0056434, Register's Office for Said County.

Property commonly known as: 5849 Monroe Crossing, Antioch, 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 Secretary of Housing and Urban Development, 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 14th day of May, 2019.

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 $85,807.28, 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 14th day of May, 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.: 13-05551
Property Address: 5849 Monroe Crossing, Antioch, TN 37013
Tax Parcel I.D. No.: 163160A02500C0
Maximum Principal Indebtedness for Tennessee Recordation Tax Purposes is $-0-.
Property Owner and Tax Notices:
Secretary of Housing and Urban Development
C/O Michaelson, Connor and Boul
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108