Address New Owner(s) as follows:
James L. Deatrick, Jr.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

Send Tax Bills to:
James L. Deatrick, Jr.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

Map Parcel Number:
098 050 124.00

BILL GARRETT, Davidson County
Trans:T20140038512 DEEDTRS
Recvd: 06/03/14 08:08 3 pgs
Fees:18.00 Taxes:314.69
20140603-0047547

Prepared by:
Robert J. Solomon
Solomon | Baggett, LLC
40 Technology Parkway South, Suite 202
Norcross, Georgia 30092

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust has been heretofore executed by MICHAEL E. MAYO, unmarried man, to Glenn Balletto, Trustee, recorded March 2, 2011 as Instrument #20110302-0016753 and a Corporate Assignment of Mortgage dated December 2, 2013, recorded on December 16, 2013 as Instrument #20131216-0126730, in the Register's Office of Davidson County, Tennessee; conveying the hereinafter described real estate in trust to secure payment of a Note and said Note being described therein and payable to the order of Green Planet Servicing, LLC n/k/a Planet Home Lending, LLC; and

WHEREAS, by instrument executed by Green Planet Servicing, LLC n/k/a Planet Home Lending, LLC, dated December 23, 2013 and recorded on January 6, 2014, and filed for record as Instrument #20140106-0001265 in said Register's Office, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, was appointed as Successor Trustee, with all rights, powers and privileges of the original Trustee named in said Deed of Trust; and

WHEREAS, default was made in payment of installments maturing on said Note and in performance of covenants contained in the Deed of Trust, by reason of which the entire balance owing thereon was declared due and payable, default being made in payment thereof and such default continued until time of sale; and

WHEREAS, by virtue of the power and authority vested in him as such Successor Trustee, under the Deed of Trust of record as Instrument #20110302-0016753, aforesaid,

at the request of the owner of said Note and for the purpose of effecting payment and satisfaction thereof, principal and interest, attorney's fees and costs of sale, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, Successor Trustee, pursuant to the advertisement published in *The Tennessean* a newspaper published and of general circulation in Davidson County, Tennessee, in its issues on February 14, 2014, February 21, 2014 and February 28, 2014, offered for sale at public outcry to the highest and best bidder for cash at the front door of the Davidson County Courthouse in Nashville, Tennessee, in bar of all equities of redemption, statutory right of redemption, homestead, dower, and all other rights or exemptions of every kind, and sold on May 13, 2014, at 1:00 o'clock p.m. at public outcry, the hereinafter described real estate; at which sale James L. Deatrick, Jr., being the highest and best bidder at and for the sum of $85,051.00 Dollars, became the purchaser thereof.

NOW, THEREFORE, ROBERT J. SOLOMON, SUCCESSOR TRUSTEE, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, exercising the power and authority vested in him and in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, does hereby sell, transfer and convey unto James L. Deatrick, Jr. the following described real estate located in the County of Davidson, Tennessee:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25, ON THE PLAN OF HUNTER'S POINT SUBDIVISION, OF RECORD IN BOOK 5200, PAGE 736, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
>
> BEING THE SAME PROPERTY CONVEYED TO MICHAEL E. MAYO FROM KERRY R. KINCAID AND VALERIE KINCAID BY DEED DATED JULY 6, 2007 AND RECORDED JULY 25, 2007 AS INSTRUMENT NO. 20070725-0088309 IN THE ROD OFFICE OF DAVIDSON COUNTY, TENNESSEE.
>
> Property Known as 5148 Hunters Point Lane, Hermitage, Tennessee 37076.
>
> If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

TO HAVE AND TO HOLD the same described real estate unto James L. Deatrick, Jr., his successors and assigns, forever in fee simple.

Said Deed of Trust, Security Agreement and Assignment of Leases and Rent recites title as unencumbered, but sale was advertised and made as Trustee only, without covenants of seisin or warranties of title, SUBJECT to any unpaid taxes and assessments

owing on said property and subject to such prior encumbrances, easements, leases, objections, conditions, restrictions, out-conveyances, Ad Valorem taxes (current and delinquent) and priority tax liens (if any) as may appear of record this conveyance is made accordingly.

WITNESS my hand on this the 13th day of May, 2014.

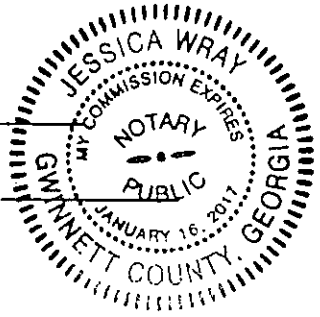
ROBERT J. SOLOMON
Successor Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On this the 13th day of May, 2014, before me personally appeared ROBERT J. SOLOMON, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of himself as successor trustee, acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires:



STATE OF GEORGIA
COUNTY OF GWINNETT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $85,051.00, 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 the 13th day of May, 2014.

Notary Public
My Commission Expires:

