FILE NO.: 13-19760

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

Davidson County DEEDTRS
Recvd: 06/03/14 09:15 4 pgs
Fees:23.00 Taxes:296.00
20140603-0047608

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Delores Summerlin conveyed to Jack Case Wilson Title Associated, LLC as Trustee for the benefit of ABN Amro Mortgage Group, 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 December 2, 2005 and recoded on February 24, 2006 in Instrument No. 20060224-0021508, 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 in Instrument No. 20140324-0023792 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 May 8, 2014 at 10:00AM to the highest and best bidder for cash, at which sale William Smallman, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $59,501.00; and

WHEREAS, William Smallman 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 William Smallman 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 William Smallman, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot No.'s 395 and 396, on the Plan of Highland Land Company's Subdivision, of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Situated in Davidson County, Tennessee.

Property commonly known as: 1329 Meridian Street, Nashville, TN 37207.

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 William Smallman, 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 27 day of May, 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 Dick 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 TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG 23, 2016

My Commission Expires: 8/23/16

STATE OF Tenn
COUNTY OF Davidson

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 $80,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me on this 3 day of June, 2014.

Notary Public

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-3-15

Brock & Scott File No.: 13-19760
Property Address: 1329 Meridian Street, Nashville, TN 37207
Tax Parcel I.D. No.: 07115013600
Property Owner and Tax Notices:
William Smallman
2002 Richard Jones Road, #C-208
Nashville, TN 37215

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: March 3, 2015

