BILL GARRETT, Davidson County
Trans:T20140041508 DEEDTRS
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Fees:13.00 Taxes:361.68
20140612-0051250

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 April 13, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20070419-0046874 ("Deed of Trust"), Phillip Billiot aka Phillip Paul Billiot and Toni Lopez conveyed to ReconTrust Company, N.A., as Trustee, in the amount of $127,800 payable to Mortgage Electronic Registration Systems, Inc. as nominee for America's Wholesale Lender 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, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-8, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20140421-0032996 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 4/25/2014, 5/2/2014, 5/9/2014, in Nashville Ledger, by which advertisement the sale was originally scheduled for May 22, 2014, sale was publically announced and postponed to be held on June 5, 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 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-8, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $97,750.00; and

WHEREAS, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-8 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 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-8 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 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-8, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

> The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Situate in Davidson County, Tennessee, and being designated Lot 40 on the Map of Donelson Meadows of record in Deed Book 1835, page 35, Register's Office for Davidson County, Tennessee. Included but excluded from this conveyance is the property described in Deed Book 4206, page 578, and described as: Beginning at a point in the present westerly margin of Walnut Hill Drive at the corner of Lot Nos. 21 and 40 as shown on said Map; thence with the line between said lots, westerly 23.3 feet to a point on the new relocated westerly margin of Walnut Hill Drive; thence southeasterly 38.2 feet along a curve that has a 50.0 foot radius on the new relocated westerly margin of Walnut Hill Drive to a point; thence southwesterly 53.2 feet along a curve that has a 150.0 foot radius on the new relocated westerly margin of Walnut Hill Drive to a point on the lot line between Lot Nos.39 and 40; thence easterly 1.7 feet with the line between Lot Nos. 39 and 40 to a point at the corner of said lots on the present westerly margin of Walnut Hill Drive; thence northerly 87 feet along the present westerly margin of Walnut Hill Drive to the point of beginning and containing 1400 square feet, more or less.
>
> Being the same Fee Simple property conveyed by deed from Phillip Paul Billiot to Phillip Paul Billiot, single and Toni Lopez, single, dated 4/10/2007 recorded on 4/10/2007 in Instrument No 20070410-0042766, in Davidson County records, State of TN.

The last recorded Warranty Deed was filed of record at Instrument Number 20070410-0042766 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 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-8, 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 10th day of JUNE, 2014.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Carolee Berasi
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 10th day of JUNE, 2014 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Carolee Berasi, 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 $97,750.00, 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 10th day of JUNE, 2014.

Notary Public

My Commission Expires: _____

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

File No. 1R212614
Property Address: 212 Walnut Hill Dr, Nashville, TN 37214
Tax Parcel ID No.: 08415005500

Mail Tax Notices To and Property Owner:

Specialized Loan Servicing
8742 Lucent Blvd STE 300
Highlands Ranch, CO 80129
800-306-6059