BILL GARRETT, Davidson County
Trans: T20140042671 DEEDTRS
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20140617-0052588

FILE NO.: 14-00710

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Jeannetta R. Kimbro 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 February 21, 2007 and recorded February 28, 2007 in Instrument No. 20070228-0024812, 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. 20140205-0010107 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 27, 2014 at 10:00AM 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 $169,342.54; and

WHEREAS, SunTrust Mortgage, Inc. 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 SunTrust Mortgage, Inc. 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 SunTrust Mortgage, Inc., 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 the northerly 2.5 feet of Lot No. 4, all of Lot No. 5 and the southerly 7.5 feet of Lot No. 6, Block "D", on the Plan of Rainbow Terrace, of record in Book 1130, Page 85, Register's Office for said County, to which plan reference is hereby made for a more complete

description.

Said part of Lot No. 4, all of Lot No. 5, and part of Lot No. 6 front together 60.0 feet on the southeasterly margin of Lanier Drive and runs back between parallel lines 150 feet to a line on the rear which measures 60.00 feet thereon.

Being the same property conveyed to Jeannetta R. Kimbro, unmarried, by deed from Andrew J. Floyd and wife, Sandra K. Floyd, dated 02/21/2007, recorded 2/28/07, of record in Instrument No. 200702280024811, Registers' Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Property commonly known as: 407 Lanier Drive, 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 SunTrust Mortgage, Inc., 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 13th day of June, 14.

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 $169,342.54, 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 13th day of June, 14.

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.: 14-00710
Property Address: 407 Lanier Drive, Madison, TN 37115
Tax Parcel I.D. No.: 052 02 0 053.00
Property Owner and Tax Notices:
SunTrust Mortgage, Inc.
P.O. Box 27767
Richmond, VA 23261