BILL GARRETT, Davidson County
Trans:T20140044302 DEEDTRS
Recvd: 06/23/14 13:51 5 pgs
Fees:28.00 Taxes:166.59
20140623-0054581

FILE NO.: 13-28254

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Jerry Doyle Reasonover, Jr. and Joyce Ann Reasonover conveyed to Jonathan Rhyne as Trustee for the benefit of CitiFinancial, 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 22, 2010 and recorded on February 24, 2010 in Instrument No. 20100224-0013904, 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 **CitiFinancial Servicing LLC**; and

WHEREAS, CitiFinancial Servicing LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20140320-0022924 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 10, 2014 at 10:00AM to the highest and best bidder for cash, at which sale Eric Sox, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $45,023.19; and

WHEREAS, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, in Instrument No. 20101102-0087542 Serial No. 713822610. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1); and

WHEREAS, Eric Sox 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 Eric Sox 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 Eric Sox, its/his/her successors and

assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit: Certain real property situated in Davidson County, Tennessee, and described as follows, to wit: Land in Davidson County, Tennessee being Lot No. 255 on The Plan of Subdivision A, Old Village Hickory, of Record in Book 1424, Page 68, Registers Office for Davidson County, Tennessee. Said Lot No. 255 fronts 53.0 feet on the westerly margin of Cleves Street and extends back 87.4 feet on the northerly line to and 87.3 feet on the southerly line to a dead line in the rear, measuring 53.0 feet thereon. Tax ID: 44.15-169.

Being the same fee simple property conveyed by deed from Michael Andrew McDade, married to Jerry D. Reasonover and wife, Lisa C. Reasonover, dated 07/06/1993 recorded on 07/26/1993 in Book 9025, Page 96 then by Quit Claim Deed from Lisa Callis Reasonover (Perkerson) to Jerry Doyle Reasonover, Jr. dated 12/06/2007 recorded on 12/07/2007 in Instrument No 20071207-0141710, in Davidson County Records, State of TN.

Property commonly known as: 906 Cleves Street, Old Hickory, TN 37138.

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 Eric Sox, 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 18th day of June, 19.

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 $45,023.19, 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 18th 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.: 13-28254
Property Address: 906 Cleves Street, Old Hickory, TN 37138
Tax Parcel I.D. No.: 04415016900
Property Owner and Tax Notices:
Eric Sox
7051 Highway 70 South 315
Nashville, TN 37221

3592

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
713822610

For Optional Use by Recording Office

BILL GARRETT, Davidson County
Trans:T20100069304 LIENFTL
Recvd: 11/02/10 08:54 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20101102-0087542

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer JERRY D REASONOVER

Residence
906 CLEVE ST
OLD HICKORY, TN 37138-3107

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2000	XXX-XX-7376	07/17/2006	08/16/2016	6938.85
1040	12/31/2001	XXX-XX-7376	11/14/2005	12/14/2015	7827.35
1040	12/31/2002	XXX-XX-7376	07/27/2009	08/26/2019	6341.03
1040	12/31/2003	XXX-XX-7376	07/26/2010	08/25/2020	31050.71
1040	12/31/2004	XXX-XX-7376	07/27/2009	08/26/2019	9577.70
1040	12/31/2006	XXX-XX-7376	07/27/2009	08/26/2019	2922.78
1040	12/31/2007	XXX-XX-7376	08/30/2010	09/29/2020	3298.91

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 67957.33

This notice was prepared and signed at NASHVILLE, TN, on this,

the 26th day of October, 2010.

Signature
for SABRINA D ANDERSON

Title
REVENUE OFFICER
(615) 250-5881

25-06-1740

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

BROCK & SCOTT PLLC
277 Mallory Station Road
Suite 115
Franklin, TN 37067
PHONE 888-251-0331
FAX 615-550-8484

March 31, 2014

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Copy Via Regular Mail
Internal Revenue Service
Attention: Chief, Special Procedures Staff
District Director of Internal Revenue
801 Broadway, MDP53
Nashville, TN 37203

Re: **NOTICE OF FORECLOSURE SALE**

File No.	*13-28254*
Mortgagor(s):	***Jerry Doyle Reasonover, Jr. and Joyce Ann Reasonover***
Property Address:	*906 Cleves Street* *Old Hickory, TN 37138*

Dear District Director:

Please be advised, I am writing to you in accordance with 26 U.S.C. 7425 that *CitiFinancial Servicing LLC* has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on *May 6, 2014*. Enclosed is a copy of the Notice of Foreclosure Sale, which is being published in the *Davidson* County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information can be found in this notice.

The title search of the *Davidson* County records indicates that a federal tax lien has been filed against certain parties thought to be the owners of the subject property. As required we have enclosed a copy(ies) of the liens; said federal tax lien(s) is recorded in Instrument NO: 20101102-0087542 Serial No. *713822610.*

We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: *Jerry Reasonover, Jr*, SSN(s) *XXX-XX-7376, Joyce Ann Reasonover, SSN(s) XXX-XX-6130, and Estate of Jerry Doyal Reasonover, Jr., SSN(s) XXX-XX-***BRSC_Persons_SSN***.*

The unpaid principal balance of the loan against the above-referenced property is approximately *$36,659.03.* Interest through the sale date is approximately *$3,166.02* (the per diem *$11.07*). Attorneys' fees and costs associated with the sale should be approximately *$2,500.00.*

Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed stamped envelope. If you should have any questions about this matter, please do not hesitate to contact this office.

Respectfully,
Brock & Scott, PLLC

Enclosures

cc: CitiFinancial Servicing LLC