FILE NO.: 14-03849

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

Davidson County DEEDTRS
Recvd: 06/25/14 14:22 4 pgs
Fees:23.00 Taxes:509.49
20140625-0055694

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, John Lyon and Judith Lyon conveyed to Chris Anderson as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for American Equity 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 May 13, 2005 and recorded May 20, 2005 in Instrument No. 20050520-0057176, 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 **Christiana Trust, A Division of Wilmington Savings Fund Society, FSB, as trustee for Stanwich Mortgage Loan Trust, Series 2013-3**; and

WHEREAS, Christiana Trust, A Division of Wilmington Savings Fund Society, FSB, as trustee for Stanwich Mortgage Loan Trust, Series 2013-3, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20140522-0044143 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 Daryl Spicer, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $110,144.49; and

WHEREAS, Daryl Spicer 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 Daryl Spicer 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 Daryl Spicer, 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. 64 on the Map of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for said county. Said lot fronts 85 feet on the North side of Carter Street and runs back between lines 165.6 feet on the West line and 172 feet on the East line, to a dead line in the rear which is a broken line, on which it measures 85 feet.
Being the same property conveyed to John Lyon and wife, Judith Lyon by Warranty Deed from Martha Matthews, now Rippy. And C.E. Rippy dated July 30, 1987 and recorded July 31, 1987 in Book 7311, Page 788, Register's Office for Davidson County, Tennessee.

Property commonly known as: 2403 Carter Avenue, Nashville, TN 37206.

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 Daryl Spicer, 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.

TOMIKA D CROMER MY COMMISSION EXPIRES OCT. 30 2016 DEKALB CO., GEORGIA NOTARY PUBLIC

Notary Public

My Commission Expires: _____

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 $137,700.00 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 ____ day of June, 14.

TOMIKA D CROMER MY COMMISSION EXPIRES OCT. 30 2016 DEKALB CO., GEORGIA NOTARY PUBLIC

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 14-03849
Property Address: 2403 Carter Avenue, Nashville, TN 37206
Tax Parcel I.D. No.: 08304007100
Property Owner and Tax Notices:
Daryl Spicer
2007 Kimberly Drive
Mount Juliet, TN 37122

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

