BILL GARRETT, Davidson County
Trans:T20140057817 DEEDTRS
Recvd: 08/07/14 11:13 4 pgs
Fees:23.00 Taxes:317.83
20140807-0071168

FILE NO.: 13-17859

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Hoyte Terrence Black and Deborah Davis Black conveyed to Stephanie R Mullins as Trustee for the benefit of CitiFinancial Services, 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 January 25, 2008 and recorded on January 30, 2008 in Instrument No. 20080130-0009275, 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 Services, Inc.**; and

WHEREAS, CitiFinancial Services, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20140530-0046527 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 3, 2014 at 10:00AM to the highest and best bidder for cash, at which sale Cornerstone Investments, Inc., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $85,901.00; and

WHEREAS, Cornerstone Investments, 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 Cornerstone Investments, 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 Cornerstone Investments, 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:

The following described tract of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee being a part of the Alex Carper lands, as shown on the plan of record in Book 2, Page 67, of the Chancery Court at Nashville, and described according to a copy of a survey thereof made March 17, 1939, by Z. J. Wilkinson, surveyor, as follows: beginning at a point in the center line of the

Antioch-Mount View Road, which point is South 1 degree West 15 feet from an iron pin set in a fence line and which point is also the Southwest corner of a tract of 12 acres conveyed to Andrew Briley by deed from G. M. Kirkpatrick and wife, of record in Book 794, Page 251, Registers office for said county; thence with the center line of said Antioch-Mount View Road as follows: North 71 degrees West 100 feet, North 81 degrees West 100 feet, South 86 degrees 30 minutes West 200 feet, North 80 degrees West 100 feet, North 69 degrees West 300 feet, South 87 degrees West 200 feet, North 86 degrees West 10 feet, North 70 degrees West 200 feet, North 86 degrees West 100 feet North 70 degrees West 400 feet, North 82 degrees West 100 Feet, North 89 degrees West 300 feet, North 75 degrees 30 minutes West 100 feet, North 65 degrees West 100 feet, North 55 degrees West 100 feet, North 30 degrees West 100 feet, North 1 degree East passing the Southern most corner of the Siris Graveyard 100 feet; thence continuing with the line of the graveyard North 88 degrees East 12 feet, North 10 degrees West 83 feet to point which is South 86 degrees 87 feet from a 36 inch oak tree and the Northwest corner of this tract and the Northeast corner of the graveyard in the South line of the Shields Antioch lands of record in Book 57, Page 111, said registers office; thence with the South line of said Shields Antioch lands and along the North line of the land in question South 86 degrees East 2178 feet to an iron pin in the Northwest corner of the Andrew Briley 12-acre tract aforesaid; thence with Brileys West line South 1 degree West 565 feet to the Point of Beginning containing 22.24 acres.

Included in the above described property, but expressly excluded from this conveyance is the following property: approximately 5.5 acres, more or less, conveyed to S. Harold Mccord by deed from Clyde Marshall Smith and wife, Mary Frances Waters Smith, of record in Book 3283, Page 585, registers office for Davidson County, Tennessee, approximately 5 acres, more or less, conveyed to Byrd S. Mcrae and wife. Clara S. Rains Mcrae by deed from Clyde Marshal Smith and wife, Mary Frances Waters Smith, of record in Book 3820, Page 616, said registers office, approximately 2 acres, more or less, conveyed to Hawley Kemp, Jr., and wife Ruby Kemp, by deed from Clyde Marshall Smith and wife, Mary Frances Waters Smith, of record in Book 4356, Page 948, said registers office. Included in the above described property, but expressly excluded from this conveyance is the following property: approximately 5.5 acres, more or less, conveyed to S. Harold Mccord by deed from Clyde Marshall Smith and wife, Mary Frances Waters Smith, of record in Book 3283, Page 585, registers office for Davidson County, Tennessee. Approximately 5 acres, more or less, conveyed to Byrd S. Mcrae and wife, Clara S. Rains Mcrae by deed from Clyde Marshall Smith and wife, Mary Frances Waters Smith, of record in Book 3820, Page 616, said registers office. Approximately 2 acres, more or less, less and except all that property conveyed to Hawley Kemp, Sr. and wife, Ruby Kemp by Clyde Marshall Smith and wife, Mary Frances Waters Smith, by deed dated 08/07/1969 and recorded in Book 4356, Page 948. A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: being part of the Alex Carper lands, in Plan Book 2, Page 67, Chancery Court, described according to a survey by Cummings Surveying Company, July 26, 1969, as follows: beginning at a post and iron pin in the northerly margin of Mt. View Road in D. S. Mcrays easterly line; thence along his line and along a fence, North 13 degrees East 287.50 feet to a post and iron pin in the southerly boundary of the Morton property; thence with the same along a fence, South 81 degrees 43 minutes East 333 feet to a iron pin; thence South 13 degrees 07 minutes 18 seconds West 414.85 feet to an iron pin in the northerly margin of Mt. View Road; thence with the margin of the same, North 77 degrees West 331 feet to the point of beginning. Less and except all that property conveyed to Byrd S. Mcrae, and wife, Clara S. Rains Mcrae by Clyde Marshall Smith and wife , Mary Frances Waters Smith, by deed dated and recorded in Book 3820, Page 616 a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to wit: land in the 2nd Civil District of Davidson County, Tennessee , described according to a survey made by E. L. Miller, Jr. and Company, September 9, 1964, revised September 28, 1964, as follows: beginning on the northeasterly margin of Mount View Road at the intersection of the same and a point in the Eastern boundary line of the Siris Cemetery, as shown on said survey; thence with the Eastern boundary line of said cemetery, North 11 degrees 30 minutes West 58 feet to a 12-inch elm, North 66 degrees 15 minutes East 12 feet to a post; and North 7 degrees 10

minutes West 80 feet to a post, being the Northeast corner of the cemetery lot; thence South 86 degrees 00 minutes East 710 feet to an iron pin; thence South 9 degrees 00 minutes West 369 feet to a point in the center of an old roadway, said point being 2,700 feet, more or less, from the center line of Rural Hill Road; thence North 82 degrees 00 minutes West 77 feet to the northerly margin of Mount View Road; thence with the same North 81 degrees 20 minutes West 224 feet, North 68 degrees 20 minutes West 126 feet, North 53 degrees 15 minutes West 88feet, North 48 degrees 00 minutes West 94 feet, and North 36 degrees 30 minutes West 89 feet to the beginning, containing 5 acres, more or less. Less and except all that property conveyed to Clyde Marshall Smith and wife, Mary Frances Waters Smith, by S. Harold Mccord, by deed dated and recorded 10/06/1961, in Book 100, Page 5A certain tract or parcel of land in Davidson County, state of Tennessee , described as follows, to wit: a tract of land in the 2nd Civil District of Davidson County, Tennessee, according to a plat made September 28, 1961, by E. L Miller, Jr. and Co., more particularly described as follows: beginning at a point in the northerly margin of the Antioch-Mt. View Road .02 of a mile, more or less, westerly from the RuraL Hill Road designated as the point of beginning, said point being a corner post; thence along the northerly margin of the Antioch-Mt View Road North 78 degrees 55 minutes West a distance of 300.0 feet to a point; thence still along the northerly margin of the Antioch-Mt View Road North 79 degrees 00 minutes West a distance of 168.0 feet to an iron pin in a fence line; thence North 0 degrees 35 minutes West a distance of 476.0 feet to an iron pin in a fence line; thence South 86 degrees 50 minutes East a distance of 476.0 feet to a stake at a fence corner; thence South 1 degrees 00 minutes West a distance of 539.0 feet to the point of beginning; said tract of land containing 5.5 acres , more or less.

Being the same fee simple property conveyed by quit claim deed from Donna Layne Black to Hoyte Terrence Black and Clyde Thomas Smith, dated 10/23/2004 recorded on 11/03/2004 in Instrument No 20041103-0132397, in Davidson County Records, state of TN.

Property commonly known as: 5177 Mount View Road, Antioch, TN 37013.

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 Cornerstone Investments, 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 Nick Adler** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 10 day of June, 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 OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires AUG 23, 2016

My Commission Expires: 8/23/16

STATE OF _____
COUNTY OF _____

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 $85,901.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Cornerstone Investments, Inc.

Subscribed and sworn to before me on this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

Brock & Scott File No.: 13-17859
Property Address: 5177 Mount View Road, Antioch, TN 37013
Tax Parcel I.D. No.: 16300003900
Property Owner and Tax Notices:
Cornerstone Investments, Inc.
718 Thompson Lane, Suite 108
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 85,901
_____ **Affiant**
Subscribed and sworn before me this the 7 **Day of** Aug **,** 2014 **.**
_____, **Deputy Register**