BILL GARRETT, Davidson County
Trans:T20140062412 DEEDTRS
Recvd: 08/22/14 12:40 2 pgs
Fees:13.00 Taxes:349.32
20140822-0076817

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 August 2, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20070808-0094710 ("Deed of Trust"), Walter C. Riley and Mary Beth Riley conveyed to Larry A. Weissman, as Trustee, in the amount of $134,400 payable to 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; and

WHEREAS, Bayview Loan Servicing, LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 201406040048229 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 6/20/2014, 6/27/2014, 7/4/2014, in Nashville Ledger, by which advertisement the sale was originally scheduled for July 17, 2014, sale was publically announced and postponed to be held on August 7, 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 Bayview Loan Servicing, LLC, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $94,411.44; and

WHEREAS, Bayview Loan Servicing, LLC, 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 Bayview Loan Servicing, LLC, 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 Bayview Loan Servicing, LLC, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Lying in the 14th Civil District of Davidson County, Tennessee and being part of a larger tract of land belonging to Fred Baxter as described in Deed Book 5259, page 415 at the Register's Office of Davidson County, Tennessee and being more particularly described according to a survey by Reasons Engineering & Associates, Inc. as follows:

Beginning at a concrete monument found in the North margin of Riley Adcock Road at the Southeast corner of Butler and the Southwest corner of the herein described lot; thence from said point of beginning North 35 degrees 26 minutes 10 seconds West 336.76 feet with the East line of Butler to an iron pin found at a fence in the East line of Baxter; thence with Baxter and generally with a fence the following calls; North 06 degrees 42 minutes 17 seconds East 129.94 feet to an iron pin found, North 03 degrees 24 minutes 33 seconds East 143.92 feet to an iron pin set; thence on a new line through Baxter South 40 degrees 22 minutes 07 seconds East 211.32 feet to an iron pin set in the West line of Adcox; thence with Adcox South 40 degrees 22 minutes 07 seconds East 384.28 feet to a concrete monument found in the North margin of Riley Adcock Road; thence with said margin the following calls; along a curve with radius= 315.49 feet, length= 102.57 feet, and chord= South 61 degrees 12 minutes 23 seconds West 102.12 feet, South 70 degrees 31 minutes 12 seconds West 132.33 feet to the point of beginning.

BEING the same property conveyed to Walter C. Riley and wife, Mary Beth Riley by Warranty Deed from Althea Dunn Baxter, Unmarried dated December 9, 1996 of record in Book 10295, page 480, Register's Office for Davidson County, TN

Mary B. Riley being one and the same person as Mary Beth Riley.

The last recorded Warranty Deed was filed of record at Book 10295, Page 480 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 Bayview Loan Servicing, LLC, 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 18th day of August, 2014.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Charity Bridgewater
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 18 day of August, 2014 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charity Bridgewater, 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

C. BOLDEN NOTARY PUBLIC MY COMMISSION EXPIRES JAN. 30, 2015 DeKALB COUNTY, GEORGIA

My Commission Expires: _____

NO TAX – GOVERNMENTAL AGENCY

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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 $94,411.44, 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 18 day of August, 2014

Notary Public

C. BOLDEN NOTARY PUBLIC MY COMMISSION EXPIRES JAN. 30, 2015 DeKALB COUNTY, GEORGIA

My Commission Expires: _____

File No. 1R295714
Property Address: 8354 Riley Adcock Rd, Joelton, TN 37080
Tax Parcel ID No.: 004.00-0-109.00

Mail Tax Notices To and Property Owner:

Federal Home Loan Mortgage Corporation
Point West Plaza
8609 Westwood Center Dr.
Vienne, VA 22182
703-760-2000