BILL GARRETT, Davidson County
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FILE NO.: 14-08112

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Delores J Stevenson conveyed to Emmett James House or Bill R. McLaughlin as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Regions Bank d/b/a Regions Mortgage, 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 December 10, 2008 and recorded on December 22, 2008 in Instrument No. 20081222-0121710, 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 **Regions Bank successor by merger with Regions Mortgage, Inc.**; and

WHEREAS, Regions Bank successor by merger with Regions Mortgage, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 201405140041240 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 17, 2014 at 10:00AM to the highest and best bidder for cash, at which sale Regions Bank Successor By Merger With Regions Mortgage, Inc., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $61,814.88; and

WHEREAS, Regions Bank Successor By Merger With Regions 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 Regions Bank Successor By Merger With Regions 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 Regions Bank Successor By Merger With Regions 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 Lot No. 38 on the Plan of John J. Rucker's Subdivision on Lot No. 8 in the Second Plan of Brooklyn, as shown on plat of record in Plat Book 332, Page 157, in the Register's Office for Davidson County, TN.

Said Lot No. 38 fronts 50 feet on the northerly side of Roger Williams Avenue and extends back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Damon Stevenson and wife, Delores J. Stevenson by deed of record in Book 3949, page 849, recorded 10/22/1965, Register's Office for Davidson County, TN. The said Damon Stevenson, having since died on 10-27-1999, thereby vesting title in Delores J. Stevenson as surviving spouse.

Property commonly known as: 465 Roger Williams Avenue, Nashville, TN 37207.

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 Regions Bank Successor By Merger With Regions 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 Kyle Kotake** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 20th day of August, 14.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Kyle Kotake
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Kyle Kotake, 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 $61,814.88, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kyle Kotake

Subscribed and sworn to before me on this 20th day of August, 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.: 14-08112
Property Address: 465 Roger Williams Avenue, Nashville, TN 37207
Tax Parcel I.D. No.: 07102018000
Property Owner and Tax Notices:
Regions Bank Successor By Merger With Regions Mortgage, Inc.
7130 Goodlet Farms Parkway
Cordova, TN 38016