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

BILL GARRETT, Davidson County
Trans:T20140071149 DEEDTRS
Recvd: 09/23/14 12:00 3 pgs
Fees:17.00 Taxes:0.00
20140923-0087256

FILE NO.: 14-09222

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Thomas Jester conveyed to J. Phillip Jones as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for U.S. Bank N.A., 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 March 2, 2012 and recorded on March 7, 2012 in Instrument No. 20120307-0019815, 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 **U.S. Bank National Association**; and

WHEREAS, U.S. Bank National Association, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 20140522-0044147 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 September 16, 2014 at 10:00AM to the highest and best bidder for cash, at which sale U.S. Bank National Association, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $85,050.00; and

WHEREAS, the holder of the debt has assigned its interest in the said property to Secretary of Veterans Affairs, it successors and assigns; and

WHEREAS, Secretary of Veterans Affairs 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 Secretary of Veterans Affairs 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 Secretary of Veterans Affairs, 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. 201 on use plan of Dodson Heights, being a Resubdivision of Lots 22 through 27 and Lot 34 through 40 as of record in Book 3842, Page 98, Register's Office for Davidson County.

Being the same property conveyed to Thomas Jester by Warranty Deed dated March 2, 2012 from Graeme Kelley Huffman, Lad Lawrence Kelley, George Bridges Kelley as Trustees of the Marion Williams Kelley Living Trust; and Graeme Kelley Huffman and Lad Lawrence Kelley as Trustees of the George Bridges Kelley Living Trust, of record in Instrument Number 20120307.0019814, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Trustees of the Marion Williams Kelley Living Trust for George Bridges Kelley and Graeme Kelley Huffman and Lad Lawrence Kelley and their appointees or issue and the Trustees of the George Bridges Kelley Living Trust for Marion Williams Kelley and Graeme Kelley Huffman and Lad Lawrence Kelley and their appointees or issue a fifty percent (50%) share each of all right, title and interest of the grantors, by Quitclaim Deed dated April 23, 2009, from George Bridges Kelley, of record in Instrument Number 20090505-004118, Register's Office for Davidson County, Tennessee.

Property commonly known as: 6044 Panama Drive, Hermitage, TN 37076.

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 Secretary of Veterans Affairs, 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 22nd day of Sept, 2014.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
January Taylor
Substitute Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

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.

Amy L Rogers
Notary Public

AMY L ROGERS NOTARY PUBLIC GWINNETT CO., GEORGIA MY COMMISSION EXPIRES MARCH 17 2017

My Commission Expires: 3/17/17

STATE OF GEORGIA
COUNTY OF GWINNETT

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 $85,050.00, 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 22nd day of Sept 2014.

Amy L Rogers
Notary Public

AMY L ROGERS NOTARY PUBLIC GWINNETT CO., GEORGIA MY COMMISSION EXPIRES MARCH 17 2017

My Commission Expires: 3/17/17

Brock & Scott File No.: 14-09222
Property Address: 6044 Panama Drive, Hermitage, TN 37076
Tax Parcel I.D. No.: 08602007400
Maximum Principal Indebtedness for Tennessee Recordation Tax Purposes is $-0-.
Property Owner and Tax Notices:
Secretary of Veterans Affairs
810 Vermont Avenue, NW
Washington DC, 20420