BILL GARRETT, Davidson County
Trans:T20140073204 DEEDTRS
Recvd: 09/30/14 09:31 3 pgs
Fees:18.00 Taxes:798.92
20140930-0089815

FILE NO.: 14-16977

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Kevin A. Rodriquez and Kimberly G. Rodriquez conveyed to Ronald P. Imbrecht as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for NVR Mortgage Finance, 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 April 30, 2007 and recorded on May 4, 2007 in Instrument No. 20070504-0053780, 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 **CitiMortgage, Inc.**; and

WHEREAS, CitiMortgage, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 20140815-0073765 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 23, 2014 at 10:00AM to the highest and best bidder for cash, at which sale CitiMortgage, Inc., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $215,923.80; and

WHEREAS, State Tax Lien(s) have been filed by the Tennessee Department of Revenue against the subject property in the Register's Office of Davidson County, Tennessee, in Instrument 20120710-060533, Notice of the sale was given to the State of Tennessee pursuant to T.C.A. 67-1-1433(b)(1) and a copy is attached hereto as Exhibit "A". The response of the State of Tennessee is attached hereto as Exhibit "B". The property is subject to the right of the State of Tennessee to redeem pursuant to T.C.A. 67-1-1433(c)(1); and

WHEREAS, CitiMortgage, 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 CitiMortgage, 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 CitiMortgage, 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. 42 on the Plan of Quail Ridge, Phase One-Section Seven of record in Instrument No. 20050825-0101520, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin A. Rodriquez, married and wife, Kimberly G. Rodriquez, by Special Warranty Deed from NVR, Inc. t/a Fox Ridge Homes, to be recorded immediately prior to the recording hereof in Instrument# 200705040053779 Register's Office for Davidson County, Tennessee.

Property commonly known as: 4956 Indian Summer Drive, 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 CitiMortgage, 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 29th day of Sept, 2014.

Brock & Scott, PLLC

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

STATE OF GEORGIA
COUNTY OF GWINNETT

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.

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 $215,923.80, 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 29th 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.: 14-16977
Property Address: 4956 Indian Summer Drive, Nashville, TN 37207
Tax Parcel I.D. No.: 032 09 0B 013.00
Property Owner and Tax Notices:
CitiMortgage, Inc.
1000 Technology Drive
O'Fallon, MO 63304