THIS INSTRUMENT PREPARED BY
& RETURN TO:
Morris|Schneider|Wittstadt, LLC
200 Jefferson Avenue
Suite 1350
Memphis, TN 38103
678-298-2117 or 866-503-4930
File No.: TN-87000273-13

Davidson County DEEDTRS
Recvd: 10/09/14 11:31 5 pgs
Fees:28.00 Taxes:90.65
20141009-0093742

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 27, 2002, and recorded in the Register's Office of Davidson County, Tennessee, as Document Number 200309110133358, ("Deed of Trust"), Alex Adams and Suzanne Adams conveyed to PRLAP, INC., as Trustee, 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, the beneficial interest of said Deed of Trust was last transferred and assigned to U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE BANC OF AMERICA FUNDING CORPORATION, 2008-FT1 TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2008-FT1; and

WHEREAS, U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE BANC OF AMERICA FUNDING CORPORATION, 2008-FT1 TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2008-FT1, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument Number 20140226-0016371 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 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 August 22, 2014, August 29, 2014, and September 5, 2014 in The Davidson AM Section of The Tennessean, by which advertisement the sale was held on September 18, 2014, Davidson County Courthouse, South Main door, One Public Square, Nashville, Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, all notices have been given as required by T.C.A. §35-5-117, if any; and

WHEREAS, at the time and place mentioned in said advertisement, York Trustee Services, LLC, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Paul Pate, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $24,500.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Paul Pate, his/her successors and assigns;

WHEREAS, the owner and holder of said debt for which said property was sold 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 Paul Pate, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned York Trustee Services, LLC, does hereby grant, bargain, sell and convey unto Paul Pate, his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

LAND LYING IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF TUSCULUM ROAD; THENCE S 4 ½ DEG. E 292.00 FEET MORE OR LESS TO A POINT; THENCE N 84 DEG. E 136 TO A POINT; THENCE N 2 ½ DEG. E. TO A POINT IN THE SOUTHERLY MARGIN OF TUSCULUM ROAD; THENCE WESTWARDLY WITH SAID MARGIN 178 FEET ON A CURVE TO THE POINT OF BEGINNING ACCORDING TO A SURVEY BY JOHN KOHL DATED SEPTEMBER 6, 1974, KNOWN AS JOB 22-3419-A. BEING THE SAME PROPERTY CONVEYED TO ALEX EDWARD ADAMS AND WIFE ZELLA ADAMS BY DEED FROM BOB E. CARUTHERS AND WIFE SHERRIE JEAN CARUTHERS OF RECORD BOOK 4852, PAGE 589, REGISTER`S OFFICE FOR SAID COUNTY. BEING THE SAME PROPERTY CONVEYED TO ALEX E. ADAMS, JR. AND SUZANNE ADAMS, HIS WIFE FROM ALEX EDWARD ADAMS AND WIFE ZELLA ADAMS BY QUIT CLAIM DEED DATED AND RECORDED ON MARCH 8, 2002, INSTRUMENT #20020308-0029326, IN THE REGISTER`S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The property address is commonly known as 291 Tusculum Road, Antioch, Tennessee 37013, but is not part of this legal description.

Parcel Number: 16201003900

The last recorded Quit Claim Deed was filed of record in the Register's Office of Davidson County, Tennessee.

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 Paul Pate, his/her successors and assigns, forever, to whom the said. York Trustee Services, 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, York Trustee Services, LLC, Substitute Trustee, has hereunto set his/her hand, this 3 day of October, 2014.

York Trustee Services, LLC

By: _____
Name: W. Barrington King, Jr.
Title: Member

State of Georgia

County of Fulton

On this 3 day of October, 2014., before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, W. Barry King, Jr., 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 an officer or authorized agent of York Trustee Services, LLC, the within named bargainor, being duly authorized, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation, company, or entity by himself or herself as such officer.

WITNESS my hand and Notarial Seal the day and year above written.

DJ Dillon
Notary Public

My Commission Expires: 01-08-15

DJ DILLON NOTARY PUBLIC My Comm. Expires January 8, 2015 CHEROKEE COUNTY, GEORGIA

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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 $24,500.00, 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 3 DAY OF October, 2014.

Notary Public

DJ DILLON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Comm. Expires January 8, 2015

My Commission Expires: 01-08-15

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Parcel ID #: 16201003900

Mail Tax Notices To and Property Owner:
Paul Pate
442 East Iris Drive
Nashville, TN 37204

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

