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

BILL GARRETT, Davidson County
Trans:T20140080639 DEEDTRS
Recvd: 10/27/14 10:39 2 pgs
Fees:13.00 Taxes:266.40
20141027-0098693

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 3, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20070828-0103007 ("Deed of Trust"), Glen Greer and Linda Faye Greer conveyed to Anchor Title, Inc., as Trustee, in the amount of $90,480 payable to Mortgage Electronic Registration Systems, Inc. as sole nominee for United Wholesale Mortgage 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, GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 201407170063339 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 9/19/2014, 9/26/2014, 10/3/2014, in Nashville Ledger, by which advertisement the sale was held on October 16, 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 GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $72,000.00; and

WHEREAS, GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee 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 GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee 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 GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 15 on the Plan of Scruggs Subdivision of First Avondale, as recorded in Book 161, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the northerly side of Stratford Ave and runs back northerly between parallel lines 149 feet to an alley.

Being the same property conveyed to Linda Faye Greer and Glen Greer, husband and wife from W.F. Moss, Trustee by Warranty Deed dated August 3, 2007 and recorded August 28, 2007 , in Instrument No. 20070828-0103006, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument Number 20120207-0010898 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 GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee, 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 2nd day of OCTOBER, 2014.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 22 day of OCTOBER, 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

My Commission Expires: 11/18/14

BEVERLY STROUD NOTARY EXPIRES GEORGIA NOV. 18, 2014 PUBLIC DEKALB COUNTY

****

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 $72,000.00, 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 22 day of OCTOBER, 2014.

Notary Public

My Commission Expires: 11/18/14

BEVERLY STROUD NOTARY EXPIRES GEORGIA NOV. 18, 2014 PUBLIC DEKALB COUNTY

File No. 1R302814
Property Address: 1210 Avondale Cir, Nashville, TN 37207
Tax Parcel ID No.: 07102017800

Mail Tax Notices To and Property Owner:

Rushmore Loan Management Services, LLC
7515 Irvine Center Drive 1st Floor
Irvine, CA 92618
888-504-7300