BILL GARRETT, Davidson County
Trans:T20140090768 DEEDTRS
Recvd: 12/04/14 09:19 3 pgs
Fees:17.00 Taxes:0.00
20141204-0111079

FILE NO.: 13-09431

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Wesley Chartrand and Wendy Chartrand conveyed to Harold S. Williams as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for 3rd Financial Service Corporation, 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 26, 2008 and recorded on May 8, 2008 in Instrument No. 20080508-0047652, 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 **SunTrust Mortgage, Inc.**; and

WHEREAS, SunTrust Mortgage, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20140923-0087346 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 November 25, 2014 at 10:00AM to the highest and best bidder for cash, at which sale SunTrust Mortgage, Inc., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $83,959.14; and

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

WHEREAS, Secretary of Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot No. 96A, Zone Lot Division Lots 96 and 97, Tulip Grove Woods, Phase 1, as shown by plat of record in Plat Book 6250, Page 506, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property or a portion of the same property conveyed to Wendy Chartrand and husband, Wesley Chartrand by instrument dated December 02, 2004 from Patricia A. Jones, single filed on December 03, 2004 as Document Number 200412030144150 in the Davidson County Records.

Also being the same property or a portion of the same property conveyed to Wesley Chartrand, a married man by instrument dated April 18, 2008 from Wendy Chartrand and Wesley Chartrand filed on 05/08/08 as Document Number 200805080047651 in the Davidson County Records.

Commonly known as: 504 Debbie Drive, Hermitage, TN 37076

Parcel Number : 076-01-0-101.00

Property commonly known as: 504 Debbie 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 Housing and Urban Development, 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.

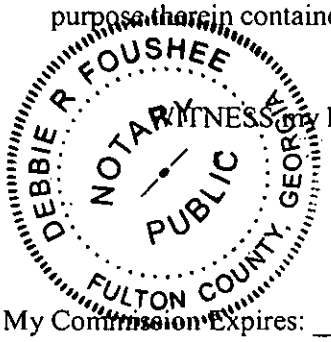
IN TESTIMONY WHEREOF, **Attorney January Taylor** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 3rd day of December 2014

Brock & Scott, PLLC

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

STATE OF GEORGIA
COUNTY OF FULTON

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.



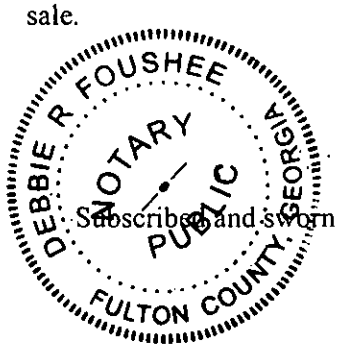
WITNESS my hand and Notarial Seal the day and year above written.

Debbie R. Foushee
Notary Public

My Commission Expires: 7-24-18

STATE OF GEORGIA
COUNTY OF FULTON

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 $83,959.14, 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 3rd day of December, 2014

Debbie R. Foushee
Notary Public

My Commission Expires: 7-24-18

Brock & Scott File No.: 13-09431
Property Address: 504 Debbie Drive, Hermitage, TN 37076
Tax Parcel I.D. No.: 076 01 0 10100
Maximum Principal Indebtedness for Tennessee Recordation Tax Purposes is $-0-.
Property Owner and Tax Notices:
Secretary of Housing and Urban Development
C/O Michaelson, Connor and Boul
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108