BILL GARRETT, Davidson County
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20141204-0111082

FILE NO.: 14-04230

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Jimmy L Franks, Jr. conveyed to Larry A. Weissman as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, 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 May 27, 2011 and recorded on June 2, 2011 in Instrument No. 20110602-0042252, 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. 20140324-0023796 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 $124,173.00; 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:

Being all of Lot No. 316, on the plan of Final Plat, Old Hickory Hills, Phase III, Section II, according to plat and survey appearing of record in Instrument Number 20070516-0058484, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jimmy L. Franks, unmarried, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated May 27, 2011, appearing of record in Instrument Number 20110602-0042251 of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to declaration of covenants, restrictions and conditions contained in instrument of record Instrument Number 20020116-0006750, and amended in Instrument Number 20101116-0091730; by-laws of record in Instrument Number 20020116-0006750; storm water detention agreement easement of record in Instrument Number 20010306-0021333; charter of homeowners association of record in Instrument Number 20020123-0009417, and in Instrument Number 20081219-0121385; and to any and all matters shown on said plat and survey of record in Instrument Number 20070516-0058484; all of said Register's Office.

Property commonly known as: 9001 Ristau Drive, Antioch, TN 37013.

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 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 FULTON COUNTY, GEORGIA

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 $124,173.00, 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 3rd day of December, 2014

DEBBIE R FOUSHEE NOTARY PUBLIC FULTON COUNTY, GEORGIA

Debbie R. Foushee
Notary Public

My Commission Expires: 7-24-18

Brock & Scott File No.: 14-04230
Property Address: 9001 Ristau Drive, Antioch, TN 37013
Tax Parcel I.D. No.: 182060A 379.00
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