FILE NO.: 13-09431

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

Cross Reference
Instrument No. 20141204-0111079

****This Deed is being recorded to remove the assignment of bid and correct vesting entity****

CORRECTIVE 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 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, SunTrust Mortgage, 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 SunTrust Mortgage, 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 SunTrust Mortgage, 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:

BILL GARRETT, Davidson County
Trans:T20140093007 DEEDTRS
Recvd: 12/12/14 09:27 3 pgs
Fees:18.00 Taxes:310.65
20141212-0113799

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 SunTrust Mortgage, 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, **Tomika Cromer** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 11th day of December, 14.

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Tomika Cromer
Substitute Trustee

STATE OF GEORGIA
COUNTY OF COBB

Before me, a Notary Public in the State and County aforementioned personally appeared Tomika Cromer, 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.

Notary Public

My Commission Expires: 4/1/17

LEANNE M. LEIFHEIT NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 1, 2017

STATE OF GEORGIA
COUNTY OF COBB

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.

Tomika Cromer

Subscribed and sworn to before me on this 11th day of December, 2014.

Notary Public

My Commission Expires: 4/1/17

LEANNE M. LEIFHEIT NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 1, 2017

Brock & Scott File No.: 13-09431
Property Address: 504 Debbie Drive, Hermitage, TN 37076
Tax Parcel I.D. No.: 076 01 0 10100
Property Owner and Tax Notices:
SunTrust Mortgage, Inc.
P.O. Box 27767
Richmond, VA 23261