BILL GARRETT, Davidson County
Trans:T20140095879 DEEDTRS
Recvd: 12/23/14 10:10 3 pgs
Fees:17.00 Taxes:0.00
20141223-0117244

FILE NO.: 14-18296

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Keith C. McMillan and Rachel L. Baggett 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 August 29, 2008 and recorded on September 3, 2008 in Instrument No. 20080903-0090281, 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 in Instrument 20141017-0095957 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 October 23, 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 $176,697.42; 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 all of Lot No. 65, on the plan of Final Plat Cluster Lot Development, Rivendell Woods, Phase I, Section III, according to plat and survey appearing of record in Instrument Number 20080220-0016770, 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 Keith C. McMillan, single person and Rachel L. Baggett, single person, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated August 29, 2008, appearing of record in Instrument Number 2008090300902800 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 in Instrument Number 20070607-0068416, and amended in Instrument Number 20080722-0074876; By-Laws of record in Instrument Number 20070607-0068416, and amended in Instrument Number 20080722-0074876; Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20070522-0061016, and in Book 9487, Page 908; Easement to Columbia Gulf Transmission Company of record in Book 4215, Page 632; Stormwater Detention Agreement of record in Instrument Number 20031104-01061896, and in Instrument Number 20070430-0050843; Ingress/Egress Easement to Family Cemetery as set out of record in Instrument Number 20040702-0079201; One Hundred Fifty Foot Tennessee Valley Authority Easement as set out of record in Instrument Number 20040702-0079201; Proposed One Hundred Year Flood plain along rear portion of said lot, and to any and all matters shown on said plat and survey of record in Instrument Number 20080220-0016770; all of said Registers' Office.

Property commonly known as: 5631 Hickory Park Drive, Cane Ridge, 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 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 Kyle Kotake** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 22 day of Dec, 2014.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Kyle Kotake
Substitute Trustee

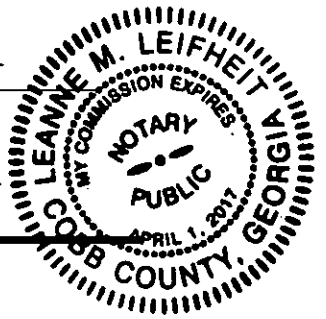
STATE OF GEORGIA
COUNTY OF COBB

Before me, a Notary Public in the State and County aforementioned personally appeared Kyle Kotake, 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



STATE OF GEORGIA
COUNTY OF COBB

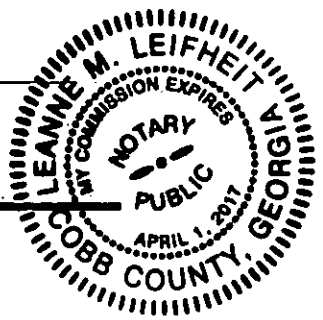
I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $176,697.42, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kyle Kotake

Subscribed and sworn to before me on this 22nd day of December, 2014.

Notary Public

My Commission Expires: 4/1/17



Brock & Scott File No.: 14-18296
Property Address: 5631 Hickory Park Drive, Cane Ridge, TN 37013
Tax Parcel I.D. No.: 174 01 0A 036.00
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