THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181

RETURN TO:

Regions Bank
2050 Parkway Office Circle
Hoover, AL 35244

BILL GARRETT, Davidson County
Trans:T20150001710 DEEDTRS
Recvd: 01/08/15 10:21 2 pgs
Fees:13.00 Taxes:271.95
20150108-0002023

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 24, 2003, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20031029-0159406 ("Deed of Trust"), Katie A. Wilson and Thomas H. Wilson conveyed to T. Michael Logan, as Trustee, in the amount of $52,450 payable to Mortgage Electronic Registration Systems, Inc. as sole 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; and

WHEREAS, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20141020-0096226 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 11/7/2014, 11/14/2014, 11/21/2014, in Nashville Ledger, by which advertisement the sale was held on December 4, 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 Regions Bank, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $73,500.00; and

WHEREAS, Regions Bank 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 Regions Bank 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 Regions Bank, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Shepherd Hills, Section 2, as of record in Plat Book 2900, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Thomas H. Wilson by deed from Alton K. Lowder and wife, Margaret Jacobs Lowder, of record in Book 4340, Page 822, said Register's Office.

The last recorded Warranty Deed was filed of record at Book 4340, Page 822 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 Regions Bank, 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 7th day of January, 2015.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 7th day of January, 2015 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: August 25, 2016

RONTAVIA McGEE NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES Aug. 25, 2016

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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 $73,500.00, 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 7th day of January, 2015.

Notary Public

My Commission Expires: August 25, 2016

RONTAVIA McGEE NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES Aug. 25, 2016

File No. 1R388714
Property Address: 300 Shepherd Hills Drive, Madison, TN 37115
Tax Parcel ID No.: 034.07-0-004.00

Mail Tax Notices To and Property Owner:

2050 Parkway Office Circle
Hoover, AL 35244
6152386314