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

BILL GARRETT, Davidson County
Trans:T20150004903 DEEDTRS
Recvd: 01/21/15 09:12 3 pgs
Fees:18.00 Taxes:539.92
20150121-0005747

FILE NO.: 14-10456

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Ivonne Miranda conveyed to Roushi Pazouki as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for SWBC Mortgage 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 January 9, 2013 and recorded on January 11, 2013 in Instrument No. 20130111-0003928, 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 **SWBC Mortgage Corporation**; and

WHEREAS, SWBC Mortgage Corporation, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument 20140626-0056026 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 December 30, 2014 at 10:00AM to the highest and best bidder for cash, at which sale SWBC Mortgage Corporation, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $145,923.84; and

WHEREAS, SWBC Mortgage Corporation 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 SWBC Mortgage Corporation 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 SWBC Mortgage Corporation, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Described property located in Davidson County, Tennessee, to wit:

Being Lot No. 405 on the Plan of the Country Section Nine of record in Plat Book 6900, Page 285, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ivonne Miranda, herein by cash deed dated 9th day of January, 2013, of record at 20130111-0003927 in said Register's Office Tennessee.

Property commonly known as: 3505 Shakertown Road, 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 SWBC Mortgage Corporation, 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 14th day of January, 2015.

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

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 $145,923.84, 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 14th day of January, 2015.

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.: 14-10456
Property Address: 3505 Shakertown Road, Antioch, TN 37013
Tax Parcel I.D. No.: 150 03 0 351.00
Property Owner and Tax Notices:
SWBC Mortgage Corporation
C/O Cenlar FSB
425 Phillips Boulevard
Ewing, NJ 08628