BILL GARRETT, Davidson County
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20150129-0008469

FILE NO.: 14-03297

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Drucella Coker, Barbara Shelburne and Bob Coker conveyed to Tennessee Title Services LLC dba TTS Title as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Peoples Home Equity, 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 25, 2010 and recorded on September 3, 2010 in Instrument No. 20100903-0070275, 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 **HomeBridge Financial Services, Inc.**; and

WHEREAS, HomeBridge Financial Services, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument 2014022-0097423 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 23, 2014 at 10:00AM to the highest and best bidder for cash, at which sale HomeBridge Financial Services, Inc., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $185,780.05; 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:

Land in Davidson County, Tennessee, being Unit No. 114 on the plan of Noel Cove Townhomes, as shown on the Master Deed of record in Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Property/Mailing Address: 114 Noel Cove Circle, Hermitage, TN 37076 (for informational purposes only)

Being the same property conveyed to Lynn S. Coker and Barbara S. Ruley, by Warranty Deed from Hermitage Developers, Inc., a Tennessee Corporation, dated 8-16-06 and recorded 8-23-06 in Instrument No. 20060823-0103933, in the Register's Office of Davidson County, Tennessee. The said Lynn S. Coker is also known as Drucella Lynn Coker.

Being the same property conveyed to Drucella Coker and Barbara Shelburne by Quitclaim Deed from Lynn S. Coker a/k/a Drucella Lynn Coker and Barbara S. Ruley n/k/a Barbara Shelburne, dated 08/25/2010 and filed for record on 09-03-10, in Instrument No. 20100903-0070273, in the Register's Office for Davidson County, Tennessee.

Property commonly known as: 114 Noel Cove Circle, 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 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 21st day of January, 15.

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 $185,780.05, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kyle Kotake – as Agent

Subscribed and sworn to before me on this 26th 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.: 14-03297
Property Address: 114 Noel Cove Circle, Hermitage, TN 37076
Tax Parcel I.D. No.: 086 10 0B 114.00
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