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Perrie & Assoc., LLC
1616 Westgate Circle
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20150008805 DEEDTRS
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Fees: 18.00 Taxes: 231.25
20150204-0010468

FILE NO.: 14-23440

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Josie M. Tunstall conveyed to Matt B. Murfree, III as Trustee for the benefit of Third National Bank in Nashville, 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 May 19, 1994 and recorded on May 26, 1994 in Book 9358, Page 85, 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 20141021-0097000 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 Paul Pate, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $62,500.00; and

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

A certain planned unit development in Davidson County, Tennessee, being Unit No. 108 on the Plan of Phase 1 Site Plan Chinquapin, of record in Book 6900, Page 358, Register's Office for said county, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Josie M. Tunstall, by deed from Marion A. Hooper and William David Piland, an undivided one-half interest each, of record in Book 7363, Page 600, Register's Office for Davidson County, Tennessee.

Property commonly known as: 108 Okee Trail, 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 Paul Pate, 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 January Taylor** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 27th day of January, 15

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
January Taylor
Substitute Trustee

STATE OF GEORGIA
COUNTY OF COBB

Before me, a Notary Public in the State and County aforementioned personally appeared January Taylor, 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.

Leanne M Leifheit
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 $62,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

January Taylor – as Agent

Subscribed and sworn to before me on this 21st day of January, 2015.

Leanne M Leifheit
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.: 14-23440
Property Address: 108 Okee Trail, Antioch, TN 37013
Tax Parcel I.D. No.: 149 06 0A 108.00
Property Owner and Tax Notices:
Paul Pate
442 East Iris Drive
Nashville, TN 37204