FILE NO.: 14-27367

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

BILL GARRETT, Davidson County
Trans:T20150011341 DEEDTRS
Recvd: 02/13/15 10:14 3 pgs
Fees:17.00 Taxes:0.00
20150213-0013354

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Viva J. Dozier conveyed to Emmett James House or Bill McLaughlin as Trustee for the benefit of Union Planters Bank, NA, 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 10, 2005 and recorded on January 19, 2005 in Instrument No. 20050119-0006729, 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 **Regions Bank DBA Regions Mortgage successor by merger to Union Planters Bank, NA**; and

WHEREAS, Regions Bank DBA Regions Mortgage successor by merger to Union Planters Bank, NA, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 20141203-0110798 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 January 27, 2015 at 10:00AM to the highest and best bidder for cash, at which sale Regions Bank DBA Regions Mortgage successor by merger to Union Planters Bank, NA, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $104,726.21; and

WHEREAS, the holder of the debt has assigned its interest in the said property to Federal National Mortgage Association, it successors and assigns; and

WHEREAS, Federal National Mortgage Association 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 Federal National Mortgage Association 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 Federal National Mortgage Association, 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 Lot 204, as shown on the Plan of Phase One, Nashboro Village at Fairway Pointe of Record in Book 4660, Page 159 as amended by Instrument No. 20031118-0168332, as now included in the Horizontal Property Regime, Private Element, Nashboro-Fairway Pointe, Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Viva J. Dozier, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, Recorded the 1st Day of June, 2004 in Instrument No. 20040604-0063883, in the Register's Office of Davidson County, Tennessee.

Property commonly known as: 2406 Nashboro Boulevard, Nashville, TN 37217.

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 Federal National Mortgage Association, 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 9th day of Feb, 2015.

Brock & Scott, PLLC

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

STATE OF GEORGIA
COUNTY OF GWINNETT

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.

Notary Public

My Commission Expires: 3/17/17

AMY L ROGERS NOTARY PUBLIC GWINNETT CO., GEORGIA MY COMMISSION EXPIRES MARCH 17 2017

STATE OF GEORGIA
COUNTY OF GWINNETT

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 $104,726.21, 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 9th day of Feb, 2015.

Notary Public

My Commission Expires: 3/17/17

AMY L ROGERS NOTARY PUBLIC GWINNETT CO., GEORGIA MY COMMISSION EXPIRES MARCH 17 2017

Brock & Scott File No.: 14-27367
Property Address: 2406 Nashboro Boulevard, Nashville, TN 37217
Tax Parcel I.D. No.: 135120E00400
Maximum Principal Indebtedness for Tennessee Recordation Tax Purposes is $-0-.
Property Owner and Tax Notices:
Federal National Mortgage Association
14221 Dallas Parkway Suite 1000
Dallas, TX 75254