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

BILL GARRETT, Davidson County
Trans:T20150031198 DEEDTRS
Recvd: 04/24/15 10:57 3 pgs
Fees:17.00 Taxes:0.00
20150424-0036849

FILE NO.: 14-23419

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Rochelle T. Wilson conveyed to Settlement Services as Trustee for the benefit of 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 October 26, 2007 and recorded on October 31, 2007 in Instrument No. 20071031-0128386, 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 at Instrument No. 20150313-0021893 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 April 16, 2015 at 10:00AM to the highest and best bidder for cash, at which sale SunTrust Mortgage, Inc., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $180,000.00; 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 Unit/Lot # 138 on the Plan of West Park Phase 3 of record in Instrument #20060202-0012968 amended by Exhibit "A" of the Declarations of Covenants, Conditions and Restrictions in Instrument #20060202-0013378, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Rochelle Wilson, unmarried, by Special Warranty Deed from NVR, Inc. t/a Fox Ridge Homes, to be recorded immediately prior to the recording hereof in Instrument #200710310128385 Register's Office for Davidson County, Tennessee.

Property commonly known as: 7727 Charlotte Pike # 321, Nashville, TN 37209.

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, **Michelle Young** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 21st day of April, 2015.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Michelle Young
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

Before me, a Notary Public in the State and County aforementioned personally appeared Michelle Young, 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: NOV. 11, 2018

STATE OF GEORGIA
COUNTY OF FULTON

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 $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michelle Young – as Agent

Subscribed and sworn to before me on this 21st day of April 2015



Notary Public

My Commission Expires: NOV. 11, 2018

Brock & Scott File No.: 14-23419
Property Address: 7727 Charlotte Pike # 321, Nashville, TN 37209
Tax Parcel I.D. No.: 11408 0C 142.00
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