BILL GARRETT, Davidson County
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FILE NO.: 14-23851

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, William H. Johnson, III and Sonya Johnson conveyed to Southland Title & Escrow Co, Inc. as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Wilmington Finance 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 June 28, 2007 and recorded on July 2, 2007 in Instrument No. 20070702-0078743, 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 **US Bank National Association**; and

WHEREAS, US Bank National Association, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 20150212-0013057 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 March 31, 2015 at 10:00AM to the highest and best bidder for cash, at which sale US Bank National Association, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $281,541.90; and

WHEREAS, US Bank National 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 US Bank National 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 US Bank National 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:

Land in Davidson County, TN, being Lot No. 140, on the Plan of Phase Two, Section "A", Bridgewater, of record in Instrument No. 20061207-0151485, Register's Office for Davidson County,

TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to William H. Johnson, III and wife, Sonya Johnson, by deed from The Jones Company of Tennessee, LLC, of record in Instrument No. 20070702-0078742, Register's Office for Davidson County, Tennessee.

Property commonly known as: 1829 Buntingway Drive, 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 US Bank National 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 Kyle Kotake** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 2nd day of April, 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 $281,541.90, 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 21st day of April, 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.: 14-23851
Property Address: 1829 Buntingway Drive, Hermitage, TN 37076
Tax Parcel I.D. No.: 098 06 0A 156.00
Property Owner and Tax Notices:
US Bank National Association
4801 Frederica Street
Owensboro, KY 42301