THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181

Davidson County DEEDTRS
Recvd: 04/24/15 13:34 3 pgs
Fees:18.00 Taxes:1303.19
20150424-0036977

RETURN TO:

Priority Trustee Services of TN, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 16, 2014, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20140519-0042807 ("Deed of Trust"), James Regen Jewett (deceased) conveyed to John T. Cook, PC, as Trustee, in the amount of $333,841 payable to Mortgage Electronic Registration Systems, Inc. as sole nominee for Fidelity Bank d/b/a Fidelity Bank Mortgage, a Georgia Chartered Bank, its successors and assigns the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Fidelity Bank, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20150126-0007161 in the Register's Office 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 Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 3/13/2015, 3/20/2015, 3/27/2015, in Nashville Ledger, by which advertisement the sale was originally scheduled for March 5, 2015, sale was publically announced and postponed to be held on April 9, 2015, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, John C. Pearl, Jr., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Fidelity Bank, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $352,213.86; and

WHEREAS, Fidelity Bank 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;

NOW, THEREFORE, in consideration of the premises and of the payment by Fidelity Bank as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Fidelity Bank, its 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 Lot No. 31 on the Plan of Charlotte Ave. Church of Christ Addition to West Nashville, as of record in Book 547, Page 199, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

The last recorded Warranty Deed was filed of record at Instrument Number 20140519-0042806 in the Register's Office of Davidson County, Tennessee.

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.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto said Fidelity Bank, its successors and assigns forever, to whom the said, Priority Trustee Services of TN, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 17th day of April, 2015.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Charity Bridgewater
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 17th day of April, 2015 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charity Bridgewater, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Priority Trustee Services of TN, LLC, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: 2/8/2019

MANDISHA O COGER NOTARY PUBLIC MY COMMISSION EXPIRES FEBRUARY 8, 2019 CLAYTON COUNTY, GEORGIA

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STATE OF GEORGIA

COUNTY OF DEKALB I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $352,213.86, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 17th day of April, 2015.

Notary Public

My Commission Expires: 2/8/2019

MANDISHA O COGER NOTARY PUBLIC MY COMMISSION EXPIRES FEBRUARY 8, 2019 CLAYTON COUNTY, GEORGIA

File No. 1R456015
Property Address: 4112 Wyoming Ave, Nashville, TN 37209
Tax Parcel ID No.: 103.04-0-280.00

Mail Tax Notices To and Property Owner:

Fidelity Bank
3 Corporate Sq Ste 110
Atlanta, GA 30329
404-639-6922

True Copy Certification

I, MARK Brunton, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mark Brunton

Signature

State of Georgia
County of DEKALB

Personally appeared before me, Mandisha O. Coger, a notary public for this county and state, Mark Brunton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandisha O. Coger

Notary's Signature
My Commission Expires: 2/8/2019
Notary' Seal (if on paper)

