THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDTRS
Recvd: 04/24/15 14:23 3 pgs
Fees:17.00 Taxes:0.00
20150424-0037012

RETURN TO:

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 29, 2004, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20040503-0050213 ("Deed of Trust"), Linda J Fleming and Dawn R. Fleming aka Dawn Fleming conveyed to Larry N. Westbrook, Esq., as Trustee, in the amount of $94,320 payable to Coldwell Banker Mortgage 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, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 201501150004281 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 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 Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $86,851.99; 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;

NOW, THEREFORE, in consideration of the premises and of the payment by **Federal National Mortgage Association**, 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 **Federal National Mortgage Association**, 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. 567 on the Plan of Edge-O-Lake Estates, Section 13 as of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.
>
> Said Lot No. 567 fronts 51.51 feet on the westerly margin of Sailboat Court and extends back 159.02 feet on the southerly line and 122.72 feet on the northerly line to a broken line in the rear, measuring 224.74 feet thereon.
>
> Being the same property conveyed to Linda J. Fleming, unmarried, and Dawn Fleming, unmarried, Joint Tenants with the right of survivorship by Warranty Deed from Sheila G. Hardin, unmarried, of record as Instrument # 20040503-0050212, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument Number 20040503-0050212 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 **Federal National Mortgage Association**, 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

MANDISHA O COGER NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 5, 2019

My Commission Expires: 2/5/2019

NO TAX – GOVERNMENTAL AGENCY

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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 $0.00, 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

MANDISHA O COGER NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 5, 2019

My Commission Expires: 2/5/2019

File No. 1R445414
Property Address: 2600 Sailboat Court, Nashville, TN 37217
Tax Parcel ID No.: 135.16-0-035.00

Mail Tax Notices To and Property Owner:

Federal National Mortgage Association
PO Box 650043
Dallas TX, 75265
404-398-6000

True Copy Certification

I, MARK Brenton, 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 Brenton

Signature

State of Georgia
County of DEKALB

Personally appeared before me, Mandisha O. Coger, a notary public for this county and state, Mark Brenton 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)

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