BILL GARRETT, Davidson County
Trans:T20150031578 DEEDTRS
Recvd: 04/27/15 09:59 4 pgs
Fees:23.00 Taxes:86.95
20150427-0037292

FILE NO.: 14-23043

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

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Heather Stephenson conveyed to Larry A. Weissman as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, 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 6, 2008 and recorded on June 23, 2008 in Instrument No. 20080623-0064645, 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 20150210-0012404 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 Billy Hollis, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $23,500.00; and

WHEREAS, Billy Hollis 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 Billy Hollis 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 Billy Hollis, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

***A certain tract or parcel of land in Davidson County, Tennessee, being Unit No. I-49, on the Plan of Quail Creek Condominiums, together with an undivided interest in the common elements of the Quail Creek Homeowners Association, according to the Master Deed of record in Book 6328, Page 44, in the***

***Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6328, Page 89-90, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.***

***Being the same property conveyed to Heather N. Stephenson, an unmarried person, by Warranty Deed from Thomas J. Norris, an unmarried person, of record in Instrument No. 20060530-0063275, Register's Office for Davidson County, Tennessee, dated November 22, 2008.***

Property commonly known as: 420 Walton Lane, Unit I-49, Madison, TN 37115.

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 Billy Hollis, 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 21 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

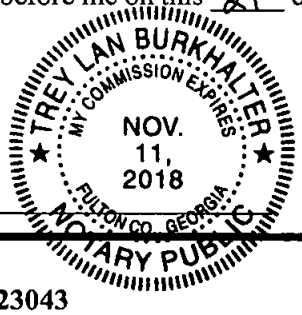
My Commission Expires: _____

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 $23,500.00, 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 21 day of April, 2018.




Notary Public

My Commission Expires: _____

**Brock & Scott File No.: 14-23043**
**Property Address: 420 Walton Lane, Unit I-49, Madison, TN 37115**
**Tax Parcel I.D. No.: 051150A04900**
**Property Owner and Tax Notices:**
Billy Hollis
413 Westchester Drive
Madison, TN 37115

BROCK & SCOTT PLLC
277 MALLORY STATION ROAD
SUITE 115
FRANKLIN, TN 37067
PHONE: 615-550-7697
FAX: 615-550-8484

April 21, 2015

Billy Hollis
413 Westchester drive
Madison, TN 37115

**RE:** **3rd Party Foreclosure Sale**
**April 16, 2015**
**420 Walton Lane**
**Unit I-49**
**Madison, TN 37115**

Dear Sir(s) or Madam(s):

Congratulations on being the successful bidder of the foreclosure sale held by Brock & Scott, PLLC. To ensure your deed is properly returned to you after recording, please include your return address on the document prior to recording.

If you should have any questions about this matter, please do not hesitate to contact this office.

Respectfully,

Brock & Scott, PLLC

Enclosures