BILL GARRETT, Davidson County
Trans:T20150033339 DEEDTRS
Recvd: 05/01/15 11:55 3 pgs
Fees:18.00 Taxes:185.00
20150501-0039389

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

FILE NO.: 14-17081

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Benjamin Newsom Sr a/k/a Benjamin K. Newsom a/k/a Benjamin K. Newsom, Sr. conveyed to Southern Title, LLC as Trustee for the benefit of The Mortgage Group, 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 December 2, 2003 and recorded on December 18, 2003 in Instrument No. 20031218-0180433, 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 **CitiMortgage, Inc., Successor by Merger to ABM AMRO Mortgage Group, Inc.**; and

WHEREAS, CitiMortgage, Inc., Successor by Merger to ABM AMRO Mortgage Group, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 20150126-0007142 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 2, 2015 at 10:00AM to the highest and best bidder for cash, at which sale Aziz Ashurov, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $50,000.00; and

WHEREAS, Aziz Ashurov 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 Aziz Ashurov 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 Aziz Ashurov, 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, Tennessee, being Lot No. 378 on the Plan of Section Two, Bordeaux Hills, of Record in Book 3600, Page 7, Register's Office for said County.

Beginning at a point in the Westerly margin of Snell Boulevard at the Corner of Lots 377 and 378; thence with the line between said Lots, Southwesterly 111.38 feet to a Point; thence Northwesterly 75.46 feet, the Southerly margin of Dolan Drive; thence with the margin of the same, Northeasterly 79.85 feet to the beginning of a curve; thence around said curve, Easterly 39.27 feet to the margin of Snell Boulevard; thence with the margin of the same, Southerly 59.6 feet to the beginning.

Being the same property conveyed to Benjamin F. Newsom and wife, Jean E. Newsom by Quitclaim Deed from Benjamin F. Newsom, dated December 20, 1988 and filed of Record in Book 7732, Page 769 and Re-Recorded in Book 7795, Page 36, Register's Office for Davidson County, Tennessee and by Deed of Record in Book 4656, Page 931, said Register's Office. Jean E. Newsom having since died vesting the property solely to Benjamin F. Newsom.

Property commonly known as: 1432 Snell Boulevard, Nashville, TN 37218.

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 Aziz Ashurov, 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 21st 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 $50,000.00, 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.: 14-17081
Property Address: 1432 Snell Boulevard, Nashville, TN 37218
Tax Parcel I.D. No.: 080 07 0 014.00
Property Owner and Tax Notices:
Aziz Ashurov
728 Crestmark Dr
Mount Juliet, TN 37122