BILL GARRETT, Davidson County
Trans:T20150044726 DEEDTRS
Recvd: 06/08/15 09:50 3 pgs
Fees:18.00 Taxes:378.54
20150608-0053314

FILE NO.: 13-25205

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Derick Ballard and Evelyn Ballard conveyed to Chris Anderson as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for American Equity 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 July 11, 2005 and recorded on July 20, 2005 in Instrument No. 20050720-0084106, 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.**; and

WHEREAS, CitiMortgage, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20131213-126250 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 21, 2015 at 10:00AM to the highest and best bidder for cash, at which sale CitiMortgage, Inc., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $102,308.68; and

WHEREAS, CitiMortgage, Inc. 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 CitiMortgage, Inc. 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 CitiMortgage, Inc., 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, State of Tennessee, described as follows, to-wit: Land in Davidson County, TN, being Lot No. 13 on the Plan of (revised) Section One, Peppertree Forest, of record in Plat Book 6900, Pages 973-975, Register's Office for said county, to which plan

reference is hereby made for a more complete description. Being the same property conveyed to Derick Ballard and wife, Evelyn Ballard by Warranty Deed from Flavel Readus and wife, Tamelar Readus dated September 1, 1995 and recorded September 6, 1995 in Book 9785, Page 952, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 7982, Page 736, and all matters shown on the Plan of Record.

Property commonly known as: 4728 Greystone Street, Antioch, TN 37013.

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 CitiMortgage, Inc., 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 18th day of June, 2015.

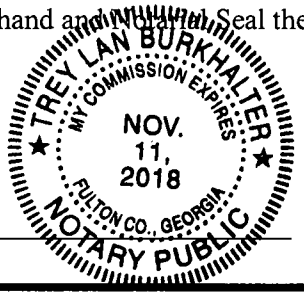
Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Kyle Kotake
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

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

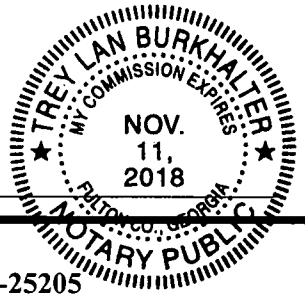
My Commission Expires: _____

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 $102,308.68, 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 18th day of June, 2015.



Notary Public

My Commission Expires: _____

Brock & Scott File No.: 13-25205
Property Address: 4728 Greystone Street, Antioch, TN 37013
Tax Parcel I.D. No.: 165 13 0 006.00
Property Owner and Tax Notices:
CitiMortgage, Inc.
1000 Technology Drive
O'Fallon, MO 63304