BILL GARRETT, Davidson County
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20150609-0054122

FILE NO.: 14-15603

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Connie D. Thomas and Judge Thomas, Jr. conveyed to Cathy Banks as Trustee for the benefit of CitiFinancial Services, 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 September 28, 2006 and recorded on October 2, 2006 in Instrument No. 20061002-0121070, 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 **CitiFinancial Servicing LLC**; and

WHEREAS, CitiFinancial Servicing LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20150330-0027327 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 30, 2015 at 10:00AM to the highest and best bidder for cash, at which sale Henry L. Conger and wife Vicki J. Conger, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $135,000.00; and

WHEREAS, Henry L. Conger and wife Vicki J. Conger 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 Henry L. Conger and wife Vicki J. Conger 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 Henry L. Conger and wife Vicki J. Conger, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

All that certain parcel of land in, Davidson County, State of TN, as more fully described in Book 10781 Page 753 ID# 71.15-375, being known and designated as being all of Lot 123 plan of Benedict Land Company's Subdivision, The Lindsley Tract, filed in Plat Book 332 at Page 40 recorded on 05/08/1907.

Being the same property conveyed by fee simple warranty deed from Orlando Roy Westbrooks and Sheila A. Westbrooks and Shelia A. Westbrooks, and Shelia V. Westbrooks are one and the same person husband and wife to Judge Thomas, Jr. n/a and Connie D. Thomas husband and wife, dated 01/27/1998 recorded on 02/04/1998 in Book 10781 Page 753 in Davidson County Records, State of TN.

Property commonly known as: 1127 Stockell Street, Nashville, TN 37207.

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 Henry L. Conger and wife Vicki J. Conger, 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 1st 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.

TREY LAN BURKHALTER NOTARY PUBLIC FULTON CO. GEORGIA MY COMMISSION EXPIRES NOV. 11, 2018

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 $135,000.00, 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 1st day of June, 2015.

TREY LAN BURKHALTER NOTARY PUBLIC FULTON CO. GEORGIA MY COMMISSION EXPIRES NOV. 11, 2018

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 14-15603
Property Address: 1127 Stockell Street, Nashville, TN 37207
Tax Parcel I.D. No.: 071 15 0 375.00
Property Owner and Tax Notices:
Henry L. Conger and Vicki J. Conger
117 Mimosa Drive
Gallatin, TN 37066