THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDTRS
Recvd: 06/29/15 11:58 3 pgs
Fees:18.00 Taxes:693.75
20150629-0062213

RETURN TO:

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 11/13/08, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200812050118070, Sheri Anne Kelly aka Sheri K. Newland conveyed to Robert M. Wilson Jr., as Trustee, in the amount of $134,310.00 in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Bank, FSB 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, Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 2 being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 20150424-0036924 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 05/15/15, 05/22/15, 05/29/15, in the Nashville Ledger, by which advertisement the sale was held on June 11, 2015, at the 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, Carolyn Pearl, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 2, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $187,500.00; and

WHEREAS Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 2 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 Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 2 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 Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 2, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Property Address: 609 Pekoe, Antioch, TN 37013

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 70 on the Plan of Jamestown Estates, Section 3, as of record in Plat Book 6900, Page 866, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sheri Anne Kelly by deed from Shaun R. Newland recorded as Instrument Number 20010404-0032547 in the Registers Office for Davidson County, Tennessee.

Map 150-10
Parcel 227

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 Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 2 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 25th day of June, 2015.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Charity Bridgewater
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 25th day of June, 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

My Commission Expires: 2/8/2019

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

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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 $187,500.00, 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 25th day of June, 2015.

Notary Public

My Commission Expires: 2/8/2019

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

File No. 8410.20303
Property Address: 609 Pekoe Circle Antioch, TN 37013

Mail Tax Notices To and Property Owner:

Fay Financial/ Fay Servicing
1st Financial Plaza
440 S. LaSalle, Suite 2000
Chicago, IL 60605

True Copy Certification

I, Mark Bruton, 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 Bruton

Signature

State of Georgia
County of Clayton

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

