Davidson County DEEDTRS
Recvd: 07/02/15 11:20 4 pgs
Fees:23.00 Taxes:218.77
20150702-0064218

Address New Owner(s) as follows:
CARRINGTON MORTGAGE SERVICES, LLC
1600 South Douglass Road
Anaheim, CA 92806

Send Tax Bills to:
CARRINGTON MORTGAGE SERVICES, LLC
1600 South Douglass Road
Anaheim, CA 92806

Map Parcel Number:
14808020900

Prepared by/Return To:
Robert J. Solomon
Solomon | Baggett, LLC
40 Technology Parkway South, Suite 202
Norcross, Georgia 30092

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust has been heretofore executed by TEWANA M. TOLBERT and husband, LATRONE C. TOLBERT a/k/a LATRONE TOLBERT, to Infinity Title, LLC of Davidson County, TN, recorded December 9, 2008 in Davidson County Register's Office as Instrument No. 20081209-0118891, conveying the hereinafter described real estate in trust to secure payment of a Note and said Note being described therein and payable to the order of CARRINGTON MORTGAGE SERVICES, LLC, through an Assignment recorded on March 19, 2015 as Instrument No. 20150319-0023543; and

WHEREAS, by instrument executed by CARRINGTON MORTGAGE SERVICES, LLC, dated March 17, 2015, and recorded on March 23, 2015, and filed for record as Instrument #20150323-0024699 in said Register's Office, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, was appointed as Successor Trustee, with all rights, powers and privileges of the original Trustee named in said Deed of Trust; and

WHEREAS, default was made in payment of installments maturing on said Note and in performance of covenants contained in the Deed of Trust, by reason of which the entire balance owing thereon was declared due and payable, default being made in payment thereof and such default continued until time of sale; and

WHEREAS, by virtue of the power and authority vested in him as such Successor Trustee, under the Deed of Trust aforesaid, at the request of the owner of said Note and for the purpose of effecting payment and satisfaction thereof, principal and interest, attorney's fees and costs of sale, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of

Tennessee, Successor Trustee, pursuant to the advertisement published in The Tennessean, a newspaper published and of general circulation in Davidson County, Tennessee, in its issues on 4/24/15; 5/1/15; and 5/8/15 and offered for sale at public outcry to the highest and best bidder for cash at the front door of the Davidson County Courthouse in Nashville, Tennessee, in bar of all equities of redemption, statutory right of redemption, homestead, dower, and all other rights or exemptions of every kind, and sold on May 28, 2015, at 10:00 AM at public outcry, the hereinafter described real estate; at which sale CARRINGTON MORTGAGE SERVICES, LLC, being the highest and best bidder at and for the sum of $59,126.00 Dollars, became the purchaser thereof.

NOW, THEREFORE, ROBERT J. SOLOMON, SUCCESSOR TRUSTEE, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, exercising the power and authority vested in him and in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, does hereby sell, transfer and convey unto CARRINGTON MORTGAGE SERVICES, LLC, the following described real estate located in the County of Davidson, Tennessee:

> Land in Davidson County, Tennessee being Lot No. 26 on the plan of Section Eight, Terragon Trails, of record in Book 5200, Page 41, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Tewanna M. Tolbert and husband Latrone Tolbert from by deed dated 11/17/2006 filed for record on 11/21/2006 in Instrument Number 20061121-0144251, in the Register's Office for Davidson County, Tennessee.
>
> Property known as: 4637 Long Branch Road, Antioch, TN 37013.
>
> If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

TO HAVE AND TO HOLD the same described real estate unto CARRINGTON MORTGAGE SERVICES, LLC, its successors and assigns, forever in fee simple.

Said Deed of Trust, recites title as unencumbered, but sale was advertised and made as Trustee only, without covenants of seisin or warranties of title, SUBJECT to any unpaid taxes and assessments owing on said property and subject to such prior encumbrances, easements, leases, objections, conditions, restrictions, out-conveyances, Ad Valorem taxes (current and delinquent) and priority tax liens (if any) as may appear of record this conveyance is made accordingly.

WITNESS my hand on May 28, 2015.

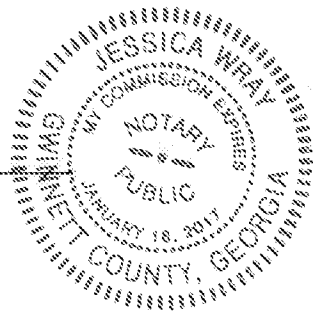
ROBERT J. SOLOMON
Successor Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On May 28, 2015, before me personally appeared ROBERT J. SOLOMON, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of himself as successor trustee, acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires: _____



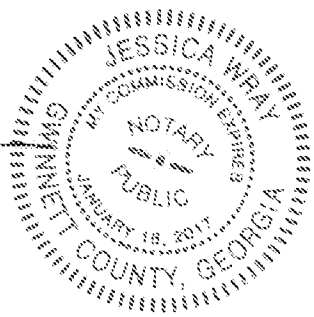
STATE OF GEORGIA
COUNTY OF GWINNETT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $59,126.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale, including the balance of any liens which are conveyed with the property.

Affiant

Subscribed and sworn to before me on May 28, 2015.

Notary Public
My Commission Expires: _____



True Copy Certification

I, Robert J. Solomon, 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.

Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Jessica Wray, a notary public for this county and state, Robert J. Solomon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

JESSICA WRAY
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 16, 2017

My Commission Expires:
Notary' Seal (if on paper)