THIS INSTRUMENT PREPARED BY:

RCO Legal P.S.
1587 Northeast Expressway
Atlanta, Georgia 30329

Davidson County DEEDTRS
Recvd: 07/21/15 14:41 3 pgs
Fees:17.00 Taxes:0.00
20150721-0071528

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 10, 2010, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20100312-0018924 ("Deed of Trust"), Yaquelin Morales Bernal conveyed to Larry A. Weissman, as Trustee, in the amount of $61,858 payable to Mortgage Electronic Registration Systems, Inc., as sole nominee for SunTrust 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; and

WHEREAS, DLJ Mortgage Capital, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20150602-0051144 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117, not less than sixty (60) days prior to the first publication required by § 35-5-101, the notice of the right to foreclose was properly sent, if so required; 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 03/01/2013, 03/08/2013, 03/15/2013, in The Nashville Ledger, by which advertisement the sale was originally scheduled for March 28, 2013, sale was publically announced and postponed to be held on May 2, 2013, 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, Phil Young, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale DLJ Mortgage Capital, Inc., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $71,755.39; and

WHEREAS, the holder of the debt has assigned its interests in the said property to Secretary of Housing and Urban Development, its successors and assigns; and

WHEREAS, DLJ Mortgage Capital 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;

NOW, THEREFORE, in consideration of the premises and of the payment by DLJ Mortgage Capital, Inc. 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 the **Secretary of Housing and Urban Development**, its 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. 120 on the Plan of Sterling Heights, Section Five, Sixth Civil District of record in Plat Book 1835, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof. Being the same property conveyed to Yaquelin Morales Bernal, by deed of record in Instrument No. 20100312-0018923, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 20111028000084138 in the Register's Office of Davidson County, Tennessee.

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 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 20 day of July, 2015

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 20 day of July, 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: 1/30/19

C. BOLDEN NOTARY PUBLIC MY COMMISSION EXPIRES JAN. 30, 2019 DEKALB COUNTY, GEORGIA

NO TAX—GOVERNMENTAL AGENCY

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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 $71,755.39, 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 20 day of July, 2015

Notary Public

My Commission Expires: 1/30/19

C. BOLDEN NOTARY PUBLIC MY COMMISSION EXPIRES JAN. 30, 2019 DEKALB COUNTY, GEORGIA

Mail Tax Notices To and Property Owner:

Secretary of Housing and Urban Development
Attention: Single-Family Property Disposition Branch
Cumberland Bend Office Center
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803

True Copy Certification

I, Mark Dreyer, 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 Dreyer
Signature

State of Georgia
County of DeKalb

Personally appeared before me, Manisha O. Coger, a notary public for this county and state, Mark Dreyer who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Manisha O. Coger
Notary's Signature
My Commission Expires: 2/8/2019
Notary' Seal (if on paper)

