THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDTRS
Recvd: 07/29/15 07:14 3 pgs
Fees:18.00 Taxes:1165.50
20150729-0074326

RETURN TO:

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 07/15/10, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20100818006510 6, Hazel Kinnard aka Bettie Kinnard conveyed to First American Title Ins Company, as Trustee, in the amount of $513,000.00 in favor of Mortgage Electronic Registration Systems, Inc. as nominee for First Liberty Financial Group LLC dba First Liberty Financial Mo., its successors and assigns 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, Sun West Mortgage Company, Inc. being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 20150212-0013203 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 02/27/2015, 03/06/2015, 03/13/2015, in the Nashville Ledger, by which advertisement the sale was originally scheduled to be held on 03/26/2015, sale was publically announced and postponed to be held on 06/04/2015, sale was publically announced and postponed to be held on July 9, 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 Sun West Mortgage Company, Inc., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $315,000.00; and

WHEREAS Sun West Mortgage Company, 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 Sun West Mortgage Company, 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 Sun West Mortgage Company, Inc., its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Beginning in the center of Old Hickory Boulevard at Rucker's Southwest corner in the line of the property conveyed to Kinnard in the aforesaid deed, running thence with the centerline of said boulevard and a radius of 3044.5 feet to the left, westerly 199 feet; thence north 3 degrees 09' east 548 feet to an iron pin; thence a south 81 degrees east 200 feet to an iron pin in Rucker's fence; thence with Rucker's line and fence south 3 degrees 15' west 548 feet to the beginning and containing 2.5 acres, more or less.

Being a portion of the same property conveyed to James Kinnard, Jr. (Deceased) and wife Hazel Kinnard by deed from James (Jim) Kinnard, John Ivey Rucker, Jr., MaryLou Rucker, Margaret Kinnard Winston, Herbert Winston, dated 1/8/1953 and filed for record on 1/13/1953, of record in Book 2106 and Page 128, Register's Office for Davidson County, Tennessee.

Map/Parcel # 16100006300

This improved property is more commonly referred to as follows: 15500 Old Hickory Blvd, Nashville, TN 37211.

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 Sun West Mortgage Company, Inc. 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 24th 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 24 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: 11/18/18

BEVERLY STROUD NOTARY PUBLIC MY COMMISSION EXPIRES NOV. 18, 2018 DEKALB COUNTY, GA

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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 $315,000.00, 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 24 day of July, 2015

Notary Public

My Commission Expires: 11/18/18

BEVERLY STROUD NOTARY PUBLIC MY COMMISSION EXPIRES NOV. 18, 2018 DEKALB COUNTY, GA

File No. 8170.20294
Property Address: 15500 Old Hickory Boulevard Nashville, TN 37211

Mail Tax Notices To and Property Owner:

Sun West Mortgage Company, Inc.
18000 Studebaker Road, Suite 200

Cerritos, CA 90703

True Copy Certification

I, ***Sheretha M. Edwards,*** 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 Cobb

Personally appeared before me, Rontavia McGee, a notary public for this county and state, ***Sheretha M. Edwards,*** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: August 25, 2016
Notary' Seal (if on paper)

