FILE NO.: 15-09013

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

BILL GARRETT, Davidson County
Trans: T20150062219 DEEDTRS
Recvd: 07/29/15 10:38 3 pgs
Fees: 18.00 Taxes: 251.60
20150729-0074648

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Tom L Coffee and Sara Coffee conveyed to Bill Rosenberg as Trustee for the benefit of The Mortgage Group, 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 December 13, 2007 and recorded on January 7, 2008 in Instrument No. 20080107-0001603, 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 **CitiMortgage Inc., successor by merger to ABN Amro Mortgage Group Inc.**; and

WHEREAS, CitiMortgage Inc., successor by merger to ABN Amro Mortgage Group Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20150526-0048247 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 July 21, 2015 at 10:00AM to the highest and best bidder for cash, at which sale CitiMortgage Inc. SBM ABN AMRO Mortgage Corporation, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $68,000.00; and

WHEREAS, CitiMortgage Inc. SBM ABN AMRO Mortgage Corporation 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 CitiMortgage Inc. SBM ABN AMRO Mortgage Corporation 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 CitiMortgage Inc. SBM ABN AMRO Mortgage Corporation, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

The following described real property situate in the City of Antioch, County of Davidson, and State of Tennessee, to wit:

Being Lot Number 194, on the Plan of Debra Heights, Section Two, of Record in Plat Book 3700, Page 39, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Said Lot No. 194 Fronts 75 feet on the Southerly side of Reeves Road and runs back 171.88 feet on the Westerly side and 162.77 feet on the Easterly side to a Deed Line measuring 75.54 feet thereon.

Property known as 733 Reeves Road, Antioch, TN 37013

Tax ID #: 14913002100

By fee Simple Deed from David M. Emerson unmarried and Sandra K. Ritenour and husband Larry E. Ritenour as set forth in Deed Book 7645, Page 909 and Recorded on 9/7/1988, Davidson County Records.

The Source Deed as stated above is the last Record of Vesting Filed for this property. There have been no vesting changes since the date of the above referenced source.

Property commonly known as: 733 Reeves Road, Antioch, TN 37013.

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 CitiMortgage Inc. SBM ABN AMRO Mortgage Corporation, 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 24th day of July, 2015.

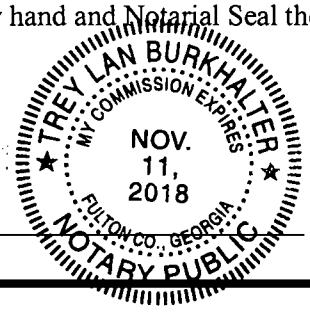
Brock & Scott, PLLC

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.



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 $68,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kyle Kotake

Subscribed and sworn to before me on this 24th day of July, 2015.



Notary Public

My Commission Expires: _____

Brock & Scott File No.: 15-09013
Property Address: 733 Reeves Road, Antioch, TN 37013
Tax Parcel I.D. No.: 14913002100
Property Owner and Tax Notices:
CitiMortgage, Inc.
1000 Technology Drive
O'Fallon, MO 63304