BILL GARRETT, Davidson County
Trans:T20150072426 DEEDTRS
Recvd: 08/26/15 11:10 3 pgs
Fees:17.00 Taxes:0.00
20150826-0086361

FILE NO.: 15-14158

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Paul V. Gaskill conveyed to Bryan D. Spicer as Trustee for the benefit of Crown Mortgage Services, 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 April 7, 2008 and recorded on April 16, 2008 in Instrument No. 20080416-0038551, 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 **Central Mortgage Company**; and

WHEREAS, Central Mortgage Company, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20150716-0069631 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 August 20, 2015 at 10:00AM to the highest and best bidder for cash, at which sale Central Mortgage Company, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $84,575.00; and

WHEREAS, the holder of the debt has assigned its interest in the said property to Federal Home Loan Mortgage Corporation, it successors and assigns; and

WHEREAS, Federal Home Loan 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 Federal Home Loan 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 Federal Home Loan 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:

Being all if Unit #11, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument No. 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Paul V. Gaskill, unmarried, by Deed from Lock Benefit Trust, a Land Trust, T.H. Mattingly as Trustee, of record in Instrument No. 200804160038550, Register's Office for Davidson County, Tennessee.

Property commonly known as: 2940 Baby Ruth Road, Unit 11, 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 Federal Home Loan 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 Patrick Taggart** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 20 day of August, 2019.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Patrick Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

Before me, a Notary Public in the State and County aforementioned personally appeared Patrick Taggart, 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.

TREY LAN BURKHALTER NOTARY PUBLIC FULTON CO., GEORGIA MY COMMISSION EXPIRES NOV. 11, 2018

Notary Public

My Commission Expires: _____

STATE OFGEORGIA
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 $84,575.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patrick Taggart – as Agent

Subscribed and sworn to before me on this 20 day of August, 2018.

TREY LAN BURKHALTER NOTARY PUBLIC FULTON CO., GEORGIA MY COMMISSION EXPIRES NOV. 11, 2018

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 15-14158
Property Address: 2940 Baby Ruth Road, Unit 11, Antioch, TN 37013
Tax Parcel I.D. No.: 163 11 0E 038.00
Maximum Principal Indebtedness for Tennessee Recordation Tax Purposes is $-0-.
Property Owner and Tax Notices:
Federal Home Loan Mortgage Corporation
8100 Jone Branch Drive
McLean, VA 22012