This instrument prepared by:

Jason S. Mangrum
Mackie Wolf Zientz & Mann, P.C.
5217 Maryland Way, Suite 404
Brentwood, TN 37027
(615) 238-3630
MWZM No.: 15-001965-670

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR MASTR ADJUSTABLE RATE MORTGAGES TRUST 2004-14, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-14
C/O OCWEN LOAN SERVICING, LLC
1661 WORTHINGTON ROAD, SUITE 100
WEST PALM BEACH, FL 33409

Tax ID: 034 14 0 062.00
Property Address: 1412 Bain Drive, Madison, TN 37115

Davidson County DEEDTRS
Recvd: 09/10/15 15:38 3 pgs
Fees:18.00 Taxes:255.54
20150910-0092160

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 1, 2004, FIRST AMERICAN TITLE INSURANCE COMPANY was named Trustee in a Deed of Trust of even date executed by CORY HOWARD BIRCHFIELD, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $64,000.00, principal, said Deed of Trust being recorded as Instrument No. 20040910-0109598 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, Jason S. Mangrum was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20150615-0056389** in the real property records of Davidson County Register's Office, Tennessee; I, Jason S. Mangrum, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **07/23/2015, 07/30/2015, 08/06/2015** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on August 27, 2015 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, I, Jason S. Mangrum, individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **The Bank of New York Mellon Trust Company, N.A. as successor in interest to all permitted successors and assigns of JPMorgan Chase Bank, N.A. as Trustee for MASTR Adjustable Rate Mortgages Trust 2004-14, Mortgage Pass-Through Certificates, Series 2004-14**, submitted the highest and best bid, in the amount of $69,064.33, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, I, JASON S. MANGRUM, J.P. SELLERS, LORI LIANE LONG, JOHN R. ROAN, Substitute Trustee, do hereby sell, transfer and convey to **The Bank of New York Mellon Trust Company, N.A. as successor in interest to all permitted successors and assigns of JPMorgan Chase Bank, N.A. as Trustee for MASTR Adjustable Rate Mortgages Trust 2004-14, Mortgage Pass-Through Certificates, Series 2004-14**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LOT 47, STANLEY HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGE 74, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.
BEING THE SAME PROPERTY CONVEYED TO COREY HOWARD BIRCHFIELD, UNMARRIED BY WARRANTY DEED FROM KELLY E. DOSSEY AND WIFE, JENNIFER E. DOSSEY, RECORDED THE 7TH DAY OF MAY, 1999, IN BOOK 11470, PAGE 245, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1412 Bain Drive, Madison, TN 37115.

I, Jason S. Mangrum, Substitute Trustee, convey to **The Bank of New York Mellon Trust Company, N.A. as successor in interest to all permitted successors and assigns of JPMorgan Chase Bank, N.A. as Trustee for MASTR Adjustable Rate Mortgages Trust 2004-14, Mortgage Pass-Through Certificates, Series 2004-14**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027, on this 10 day of September, 2015.

Jason S. Mangrum, Substitute Trustee
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jason S. Mangrum, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this 10th day of September, 2015.

Notary Public:
My Commission Expires: September 18, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $69,064.33.

Affiant

Subscribed and sworn to before me, this on this 10th day of September, 2015.

Notary Public:
My Commission Expires: September 18, 2017

RETURN TO:
MACKIE WOLF ZIENTZ & MANN, P.C.
5217 MARYLAND WAY, SUITE 404
BRENTWOOD, TN 37027

Certificate of Authenticity

I, Jason Mason, 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 TENNESSEE

County of WILLIAMSON

Personally appeared before me, Dawn M E McMahon, a notary public for this county and state, Jason Mason 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: SEPT 18, 2017

Notary's Seal (If on paper)

DAWN M E MCMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY