THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
2970 Clairmont Road NE, Suite 780
Atlanta, GA 30329
770-234-9181

Davidson County DEEDTRS
Recvd: 10/29/15 13:02 3 pgs
Fees:18.00 Taxes:238.65
20151029-0110209

RETURN TO:

Joshua Lugo
2826 Hartford Drive
Nashville, TN 37210

MAP|PARCEL:
064 04 0 101.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 03/24/03, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20030401-0042416, Jerri A. Dickens conveyed to Charles E. Tonkin, II, as Trustee, in the amount of $61,500.00 in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Investors Group, 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, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 20150918-0095031 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 09/18/15, 09/25/15, 10/02/15, by which advertisement the sale was held on October 15, 2015, at the at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Joshua Lugo, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $64,500.00; and

WHEREAS Joshua Lugo 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 Joshua Lugo 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 Joshua Lugo, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

BEING LOT NO. 30B, ON THE PLAN OF ZONE LOT DIVISION LOT 30, LAKE COUNTRY, OF RECORD IN PLAT BOOK 5800, PAGE 328, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JERRI A. DICKENS BY DEED OF RECORD IN BOOK 7568, PAGE 709, SAID REGISTER'S OFFICE, DATED JUNE 8, 1988.

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 Joshua Lugo 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 23 day of OCTOBER, 2015.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Joel Freedman
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 23 day of October, 2015 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Joel Freedman, 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: 1/30/2019

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

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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 $64,500.00, 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 23 day of October, 2015

Notary Public

My Commission Expires: 1/30/2019

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

File No. 7345.28634
Property Address: 4640 WOODVIEW CIRCLE OLD HICKORY, TN 37138

Mail Tax Notices To and Property Owner:

Joshua Lugo
2826 Hartford Drive
Nashville, TN 37210

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

