Davidson County DEEDTRS
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Fees:22.00 Taxes:0.00
20151029-0110267

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
LNC-15-00495

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns	SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns	04108006700
c/o Michaelson, Conner, and Boul 4400 Will Rogers Parkway Suite 300 Oklahoma City, OK 73108	c/o Michaelson, Conner, and Boul 4400 Will Rogers Parkway Suite 300 Oklahoma City, OK 73108	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated February 26, 2013 and recorded March 8, 2013, at **Instrument Number 20130308-0023384**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **ELLEN V. BOND AKA ELLEN V. YOUNG-BOND and VAN C. BOND** ("Borrower") conveyed to NATIONAL TITLE INSURANCE OF NEW YORK, INC., Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on February 26, 2013, (the "Note"), which obligation is presently held by **FREEDOM MORTGAGE CORPORATION**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of NATIONAL TITLE INSURANCE OF NEW YORK, INC., said appointment being set forth in **Instrument Number 20150303-0018475** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on June 18, 2015, at 10:00 AM at the Front Entrance of the Historic Courthouse located at 1 Public Square, located in Nashville, Tennessee, such advertisement appearing in said newspaper on May 21, 2015, May 28, 2015, June 4, 2015, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee subsequently postponed the sale in accordance with T.C.A. § 35-5-101(f), if required; and

WHEREAS, on July 23, 2015, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **FREEDOM MORTGAGE CORPORATION** at the price of **Two Hundred Forty-Four Thousand Twenty-Eight and 96/100 ($244,028.96)** this being the highest, last and best bid; and

WHEREAS, **FREEDOM MORTGAGE CORPORATION**, as successful purchaser at said sale, transferred and assigned its bid to SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Two Hundred Forty-Four Thousand Twenty-Eight and 96/100 ($244,028.96) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns** ("Grantee"), all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

THE FOLLOWING DESCRIBED PROPERTY: A TRACT OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE AND IS MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY R.L. MONTOYA-LAND SURVEYING, INC. DATED OCTOBER 18, 2002 AS FOLLOWS: BEGINNING AT AN IRON ROD IN THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD MARKING THE NORTHEAST CORNER OF LOT NUMBER 1 ON THE PLAN OF SHERLOCK SUBDIVISION AS OF RECORD IN BOOK 6200, PAGE 790, R.O.D.C., TENNESSEE AND THE MOST EASTERLY CORNER OF THE LOIS MILLER AND EDWIN MADRIGAL PROPERTY AS OF RECORD IN INSTRUMENT NUMBER 20020628-78442, R.O.D.C., TENNESSEE; THENCE, LEAVING SAID COMMON CORNER WITH THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD NORTH 42 DEGREES 05 MINUTES 32 SECONDS WEST 112.79 FEET TO THE ACTUAL POINT OF BEGINNING FOR THIS DESCRIBED TRACT; THENCE, LEAVING SAID MARGIN WITH A NEW LINE SOUTH 48 DEGREES 37 MINUTES 54 SECONDS WEST 224.73 FEET TO A POINT; THENCE, WITH SAID NEW LINE AND ALSO WITH THE NORTHERLY LINE OF THE C. GILBERT LOWE SUBDIVISION AS OF RECORD IN INSTRUMENT NUMBER 20000920-009639 R.O.D.C., TENNESSEE, SOUTH 88 DEGREES 44 MINUTES 38 SECONDS WEST 326.60 FEET TO A POINT; THENCE WITH THE NORTHERLY LINE OF THE W.M. BROADWELL PROPERTY AS RECORDED IN BOOK 10546, PAGE 364, R.O.D.C., TENNESSEE, AND THE SOUTHERLY LINE OF THIS DESCRIBED TRACT, SOUTH 89 DEGREES 00 MINUTES 39 SECONDS WEST 156.12 FEET TO A POINT IN THE EASTERLY LINE OF BELL KNOB SUBDIVISION AS OF RECORD IN BOOK 2854, PAGE 116, R.O.D.C., TENNESSEE; THENCE, WITH SAID LINE NORTH 01 DEGREES 34 MINUTES 34 SECONDS WEST 51.70 FEET TO A POINT THENCE, WITH THE NORTHERLY LINES OF THIS DESCRIBED TRACT, NORTH 88 DEGREES 39 MINUTES 36 SECONDS EAST 341.06 FEET TO A POINT; THENCE, NORTH 48 DEGREES 37 MINUTES 54 SECONDS EAST 273.08 FEET TO A POINT IN THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE, WITH SAID MARGIN SOUTH 41 DEGREES 22 MINUTES 06 SECONDS EAST 162.22 FEET TO THE POINT OF BEGINNING, CONTAINING 78,485 SQUARE FEET OR 1.80 ACRES MORE OR LESS.

The source of title is recorded at Instrument Number 20021216-0154638, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 1215 OLD HICKORY BLVD, NASHVILLE, TN 37207.

This entity is tax exempt.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee this 24th day of July, 2015.

Rubin Lublin TN, PLLC

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, J.Z. Marshall Clarke of the state and county aforesaid, personally appeared, Victor Kang, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, GA, this 24th day of July, 2015.

Notary Public

My commission expires:

January 20, 2018

J.Z. MARSHALL CLARKE NOTARY PUBLIC JACKSON COUNTY GEORGIA EXPIRES JAN. 20, 2018

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $244,028.96.

WITNESS my hand this 24th day of July, 2015.

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC as Trustee/Agent

Sworn to and subscribed
before me this 24th day of July, 2015.

Notary Public

My commission expires:

January 20, 2018

J.Z. MARSHALL CLARKE NOTARY PUBLIC JACKSON COUNTY GEORGIA EXPIRES JAN. 20, 2018

True Copy Certification

I, Victor Kang, 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 Gwinnett

Personally appeared before me, J.Z. Marshall-Clarke, a Notary Public for this county and state, Victor Kang who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

7/24/15
Date

Notary's Signature

My Commission Expires: January 20, 2018
Notary' Seal (if on paper)

J.Z. MARSHALL CLARKE NOTARY PUBLIC JACKSON COUNTY GEORGIA EXPIRES JAN. 20, 2018