THIS INSTRUMENT PREPARED BY:

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

RETURN TO:

Priority Trustee Services of TN, LLC
2970 Clairmont Road NE, Suite 780
Atlanta, Georgia 30329

Davidson County DEEDTRS
Recvd: 11/23/15 15:18 3 pgs
Fees:17.00 Taxes:0.00
20151123-0118786

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 08/31/05, and recorded in the Register's Office of DAVIDSON County, Tennessee, at Instrument No. 20050906-0106550, Mikel McLeroy and Wendy A. Phillips-McLeroy aka Wendy Phillips-McLeroy conveyed to Andrew C. Rambo, as Trustee, in the amount of $227,920.00 in favor of First Community Mortgage, Inc. 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 20150220107600 in the Register's Office of DAVIDSON County, Tennessee; and *201510220107600

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 10/23/15, 10/30/15, 11/06/15, by which advertisement the sale was held on November 12, 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 Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $247,719.62; and

WHEREAS Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America 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 Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America 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 Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, its successors and assigns, in fee simple forever, the following described real property situated in the County of DAVIDSON, State of Tennessee:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 181 ON THE PLAN OF TRACESIDE SECTION SEVEN, OF RECORD IN BOOK 9700, PAGE 423, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO MIKEL MCLEROY AND WIFE, WENDY A. PHILLIPS-MCLEROY BY DEED OF RECORD IN INSTRUMENT NO. 20050906-0106549, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America 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 16th day of November, 2015.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Charity Bridgewater
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 16th day of November, 2015 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charity Bridgewater, 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

BEVERLY STROUD NOTARY PUBLIC MY COMMISSION EXPIRES NOV. 18, 2018 DEKALB COUNTY, GA

My Commission Expires: 11/18/18

NO TAX---GOVERNMENTAL AGENCY

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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 $247,719.62, 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 16th day of November, 2015.

Notary Public

BEVERLY STROUD NOTARY PUBLIC MY COMMISSION EXPIRES NOV. 18, 2018 DEKALB COUNTY, GA

My Commission Expires: 11/18/18

File No. 7345.28708
Property Address: 509 LEONARD RIDGE CT NASHVILLE, TN 37221

Mail Tax Notices To and Property Owner:

Seterus, Inc.
14523 SW Millikan Way, Suite 200
Beaverton, OR 97005

True Copy Certification

I, ***Sheretha M. Edwards,*** 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.

Sheretha M. Edwards
Signature

State of Georgia
County of DeKalb

Personally appeared before me, Mandisha O. Coger a notary public for this county and state, **Sheretha M. Edwards**, 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: 2/8/2019
Notary' Seal (if on paper)

