FILE NO.: 14-14230

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

BILL GARRETT, Davidson County
Trans: T20150103982 DEEDTRS
Recvd: 12/09/15 10:48 7 pgs
Fees: 38.00 Taxes: 468.61
20151209-0123885

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Carolyn G. Lindsey and Perry W. Lindsey conveyed to R. Grattan Brown and Charles A. Neale as Trustee for the benefit of National Bank of Commerce, 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 24, 2002 and recorded on May 7, 2002 in Instrument No. 20020507-0055696, in the Office of the Register of Deeds of Davidson County, Tennessee, subsequently modified by a Loan Modification Agreement recorded June 1, 2009 in Instrument No. 20090601-0049753, Davidson County, Tennessee Registry of Deeds, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **SunTrust Bank**; and

WHEREAS, SunTrust Bank, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No.20140711-0061261 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 December 1, 2015 at 10:00AM to the highest and best bidder for cash, at which sale SunTrust Bank, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $126,650.00; and

WHEREAS, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, in Instrument No.20141205-0111531; Serial No. 132014114. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1); and

WHEREAS, SunTrust Bank 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 SunTrust Bank 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 SunTrust Bank, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in the Fourth Civil District of Davidson County, Tennessee, and being described according to a survey by John Kohl, surveyor, dated February 1, 1974, as follows:

Beginning at a point in the southerly right-of-way of Central Pike, said point being 517 feet, more or less, from the central line extended of Melvin Road; thence South 1° 30' West 150.25 feet to an iron pin; thence South 85° 40' West 258.5 feet to an iron pin; thence North 2° 29' East 180.0 feet to an iron pin in the southerly margin of the Central Pike right-of-way; thence South 87° 43" East with said right-of-way 254.0 feet to the beginning, and containing 0.968 acres, more or less.

Being the same property conveyed to Perry William Lindsey and wife, Carolyn G. Lindsey, by deed from Marjorie M. Gannon, of record in Book 11552, Page 438, Register's Office for Davidson County, Tennessee.

Property commonly known as: 4328 Central Pike, Hermitage, TN 37076-3161.

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 SunTrust Bank, 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 Kyle Kotake** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 4th day of Dec., 2015.

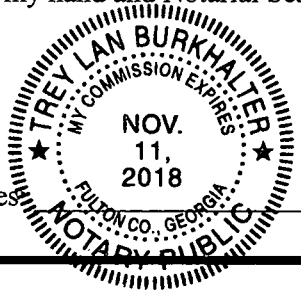
Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Kyle Kotake
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

Before me, a Notary Public in the State and County aforementioned personally appeared Kyle Kotake, 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.



Notary Public

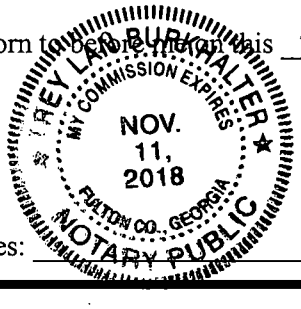
My Commission Expires: _____

STATE OF GEORGIA
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 $126,650.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kyle Kotake – as Agent

Subscribed and sworn to before me on this 4th day of Dec., 2015.



Notary Public

My Commission Expires: _____

Brock & Scott File No.: 14-14230
Property Address: 4328 Central Pike, Hermitage, TN 37076-3161
Tax Parcel I.D. No.: 087 00 0 116.00
Property Owner and Tax Notices:
SunTrust Bank
P.O. Box 27767
Richmond, VA 23261

BROCK & SCOTT PLLC
277 Mallory Station Road
Suite 115
Franklin, TN 37067
PHONE 888-251-0331
FAX 615-550-8484

October 29, 2015

INTERNAL REVENUE SERVICE
ADVISORY
NASHVILLE, TN 37203-3811

NOV 02 2015

RECEIVED

TIME

VIA CERTIFIED MAIL 9414 7266 9904 2053 0094 48
RETURN RECEIPT REQUESTED
Copy Via Regular Mail
Internal Revenue Service
Attention: Chief, Special Procedures Staff
District Director of Internal Revenue
801 Broadway, MDP53
Nashville, TN 37203

Re: NOTICE OF FORECLOSURE SALE

File No.	*14-14230*
Mortgagor(s):	***Carolyn G. Lindsey and Perry W. Lindsey***
Property Address:	*4328 Central Pike* *Hermitage, TN 37076-3161*

Dear District Director:

Please be advised, I am writing to you in accordance with 26 U.S.C. 7425 that *SunTrust Bank* has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on *December 1, 2015*. Enclosed is a copy of the Notice of Foreclosure Sale, which is being published in the *Davidson* County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information can be found in this notice.

The title search of the *Davidson* County records indicates that a federal tax lien has been filed against certain parties thought to be the owners of the subject property. As required we have enclosed a copy(ies) of the liens; said federal tax lien(s) is recorded in Instrument Number 20141205-0111531 Serial Number 132014114.

We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: *Carolyn G. Lindsey*, SSN(s) *XXX-XX-7034, and Perry W. Lindsey, SSN(s) XXX-XX-7179.*

The unpaid principal balance of the loan against the above-referenced property is approximately *$118,030.77*. Interest through the sale date is approximately *$12,668.40* (the per diem *$16.20*). Attorneys' fees and costs associated with the sale should be approximately *$2,500.00*.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed stamped envelope. If you should have any questions about this matter, please do not hesitate to contact this office.

Respectfully,
Brock & Scott, PLLC

Exhibit 'A' and 'B'

Enclosures
cc: SunTrust Bank

14-14230

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, DAVIDSON COUNTY

WHEREAS, Carolyn G. Lindsey and Perry W. Lindsey executed a Deed of Trust to National Bank of Commerce, Lender and Grattan Brown and Charles A. Neale, Trustee(s), which was dated April 24, 2002 and recorded on May 7, 2002 in Instrument No. 20020507-0055696, Davidson County, Tennessee Register of Deeds, subsequently modified by a Loan Modification Agreement recorded June 1, 2009 in Instrument No. 20090601-0049753, Davidson County, Tennessee Registry of Deeds.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust, SunTrust Bank, (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, by an instrument duly recorded in the Office of the Register of Deeds of Davidson County, Tennessee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on **December 1, 2015**, at **10:00AM** at the usual and customary location at the Davidson County Courthouse, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit:

Land in the Fourth Civil District of Davidson County, Tennessee, and being described according to a survey by John Kohl, surveyor, dated February 1, 1974, as follows:

Beginning at a point in the southerly right-of-way of Central Pike, said point being 517 feet, more or less, from the central line extended of Melvin Road; thence South 1° 30' West 150.25 feet to an iron pin; thence South 85° 40' West 258.5 feet to an iron pin; thence North 2° 29' East 180.0 feet to an iron pin in the southerly margin of the Central Pike right-of-way; thence South 87° 43" East with said right-of-way 254.0 feet to the beginning, and containing 0.968 acres, more or less.

Being the same property conveyed to Perry William Lindsey and wife, Carolyn G. Lindsey, by deed from Marjorie M. Gannon, of record in Book 11552, Page 438, Register's Office for Davidson County, Tennessee.

Parcel ID Number: **087 00 0 116.00**
Address/Description: ***4328 Central Pike, Hermitage, TN 37076-3161.***
Current Owner(s): ***Perry William Lindsey and Carolyn G. Lindsey.***
Other Interested Party(ies): ***Equable Ascent Financial LLC and Internal Revenue Service.***

This sale is also subject to the right of redemption by the INTERNAL REVENUE SERVICE, DEPARTMENT OF THE U.S. TREASURY, pursuant to 26 U.S.C. 7425(d)(1) by reason of the following tax lien(s) of record in: Instrument Number 20141205-0111531 Serial Number 132014114. Notice of the sale has been given to the Internal Revenue Service in accordance with 26 U.S.C. 7425(b).

The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; a deed of trust; and any matter than an accurate survey of the premises might disclose; and

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

This office is attempting to collect a debt. Any information obtained will be used for that purpose.

Brock & Scott, PLLC, Substitute Trustee
c/o Tennessee Foreclosure Department
277 Mallory Station Road
Suite 115
Franklin, TN 37067
PH: 615-550-7697 FX: 615-550-8484
File No.: 14-14230 FC02

11883

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 829-3903

Serial Number
132014114

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

BILL GARRETT, Davidson County
Trans:T20140091114 LIENFTL
Recvd: 12/05/14 09:38 1 pgs
Fees:12.00 Taxes:0.00
20141205-0111531

Name of Taxpayer PERRY W LINDSEY

Residence 4328 CENTRAL PIKE
HERMITAGE, TN 37076-3161

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2010	XXX-XX-7179	02/17/2014	03/18/2024	30223.71

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 30223.71

This notice was prepared and signed at NASHVILLE, TN, on this,

the 25th day of November, 2014.

Signature Cheryl Condrey
for P.A. BELTON

Title
ACS SBSE
(800) 829-3903

25-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X