Davidson County DEEDTRS
Recvd: 12/14/15 14:27 3 pgs
Fees:17.00 Taxes:0.00
20151214-0125572

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

CORRECTIVE SUBSTITUTE TRUSTEE'S DEED

This document is being recorded to correct and replace the Substitute Trustee's Deed recorded in Instrument 20140428-0035389 to correct the name of Successful bidder throughout document.

WHEREAS, by Deed of Trust dated 01/18/13, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20130128-0008672, Johnathon B. Jones ande Kimberley Hibdon aka Kimberley Hibdon Jones conveyed to , as Trustee, in the amount of $ 111,929.00 in favor of Mortgage Electronic Registration Systems, Inc., as nominee for SunWest Mortgage Company, Inc., 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, SunWest Mortgage Company, Inc. being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 20140307-0019293 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 03/21/14, 03/28/14, 04/04/14, by which advertisement the sale was held on April 17, 2014 , 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 SunWest Mortgage Company, Inc., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $120,801.60; and

WHEREAS SunWest Mortgage Company, Inc. 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 SunWest Mortgage Company, Inc. 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 SunWest Mortgage Company, Inc., its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 122 on the Plan of Section Two Locustwood, as of record in Book 2331, page 147, (erroneously referred to as pages 14-15 in deed) Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Johnathon B. Jones and Kimberley Hibdon by Warranty Deed from Hazel O. Moore, dated December 29, 2006 and filed of record in Instrument 20070103-0001093, Registers Office for Davidson County, Tennessee. The said Johnathon B. Jones and Kimberley Hibdon are now married. Kimberley Hibdon is now known as Kimberley J. Jones. Kimberley Hibdon and Kimberley Jones being one and the same person.

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 SunWest Mortgage Company, Inc. 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 10th day of December, 2015.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 10th day of December, 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

My Commission Expires: _____

MARCIA E BAILEY NOTARY PUBLIC Exp. Dec. 10, 2018 FULTON COUNTY, GA

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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 , 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 10th day of December, 2015.

Notary Public

My Commission Expires: _____

MARCIA E BAILEY NOTARY PUBLIC Exp. Dec. 10, 2018 FULTON COUNTY, GA

File No. 7367.22783
Property Address: 3922 East Ridge Drive Nashville, TN 37211

Mail Tax Notices To and Property Owner:
Sunwest Mortgage Company, Inc

C/o Cenlar FSB
FC - 236
425 Phillips Boulevard
Ewing, NJ 08618

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.

Mandisha O. Coger
Notary's Signature
My Commission Expires: 2/8/2019
Notary' Seal (if on paper)

