FILE NO.: 15-22259

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Robert T. Miskell and Janice M. Miskell conveyed to Jovetta Woodard and Patricia Robinson as Trustee for the benefit of SunTrust Bank, 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 June 26, 2012 and recorded on August 9, 2012 in Instrument No. 20120809-0071058, in the Office of the Register of Deeds of Davidson County, Tennessee, 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. 20151106-0113106 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 January 5, 2016 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 $119,000.00; 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:

BILL GARRETT, Davidson County
Trans:T20160002849 DEEDTRS
Recvd: 01/12/16 11:08 3 pgs
Fees:18.00 Taxes:440.30
20160112-0003159

BEING ALL OF THAT CERTAIN LAND OR LOT AS DESCRIBED IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS TO-WIT: BEING LOT NO 13 ON THE PLAN OF COLEWOOD ACRES, SECTION 1, OF RECORD IN BOOK 3700, PAGE 59, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTION AND EASEMENTS OF RECORD. PURSUANT TO TENN. CODE ANN. S 66-24-121 (A), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD. THE INSTRUMENT CONSTITUTING THE SOURCE OF THE MORTGAGORS DEED OF TRUST LEGAL AND EQUITABLE INTERESTS IN THE FOREGOING DESCRIBED PROPERTY WAS A DEED RECORDED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE. TAX ID: 16206000900. FOR SOURCE OF TITLE, SEE DEED FROM HERSCHEL WAYNE WINSTEAD, ELIZABETH ANN WINSTEAD TO ROBERT T MISKELL, JANICE M. MISKELL RECORDED ON 12/05/1975 IN BOOK 4977 AT 85.

Property commonly known as: 158 Tusculum Road, Antioch, TN 37013.

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 6th day of January, 2016.

Brock & Scott, PLLC

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

STATE OF GEORGIA
COUNTY OF COWETA

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 Seal present, but could not be reproduced.

Notary Public

My Commission Expires: _____

Bill Garrett
Davidson County Register of Deeds

STATE OF GEORGIA
COUNTY OF COWETA

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 $119,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Kyle Kotake –as Agent

Subscribed and sworn to before me on this 6th day of January, 2016.

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 15-22259
Property Address: 158 Tusculum Road, Antioch, TN 37013
Tax Parcel I.D. No.: 162060009.00
Property Owner and Tax Notices:
SunTrust Bank
c/o SunTrust Mortgage, Inc.
P.O. Box 27767
Richmond, VA 23261