THIS INSTRUMENT PREPARED BY:

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

RETURN TO:

Daryl Spicer
2007 Kimberly Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160006637 DEEDTRS
Recvd: 01/26/16 10:15 2 pgs
Fees:13.00 Taxes:343.73
20160126-0007304

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 09/03/08, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20080911-0093154, Homer D Gaines Jr and Phyllis A Gaines conveyed to Larry A. Weissman, as Trustee, in the amount of $85,000.00 in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Suntrust Mortgage, 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, Federal National Mortgage Association ("Fannie Mae") being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 20151217012780 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 12/18/15, 12/25/15, 01/01/16, by which advertisement the sale was held on January 14, 2016, 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 Daryl Spicer, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $92,900.00; and

WHEREAS Daryl Spicer 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 Daryl Spicer 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 Daryl Spicer, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 265 ON THE PLAN OF JACKSON'S RETREAT, P.U.D., PHASE 5-B, OF RECORD IN BOOK 6250, PAGE 905, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 265 FRONTS 35.00 FEET ON THE NORTHWESTERLY MARGIN OF WOODCHIMES COURT AND EXTENDS BACK 110.00 FEET ON THE SOUTHEASTERLY LINE AND 193.13 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 267.35 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HOMER D. GAINES, JR. AND HIS WIFE, PHYLLIS A. GAINES, BY DEED FROM RANDALL PHILLIPS BUILDERS, INC., DATED APRIL 16, 1987, AND RECORDED APRIL 17, 1987, OF RECORD IN BOOK 7207, PAGE 312, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID PHYLLIS A. GAINES HAVING SINCE CONVEYED HER INTEREST IN THE SUBJECT PROPERTY TO HOMER D. GAINES, JR. BY QUITCLAIM DEED DATED SEPTEMBER 3, 2008 AND RECORDED AS INSTRUMENT NO. 200809110093153, SAID REGISTER'S OFFICE.

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 Daryl Spicer 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 19th day of January, 2016.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 19th day of January, 2016 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: 2/8/2019

MANDISHA O COGER NOTARY PUBLIC CLAYTON COUNTY GEORGIA MY COMMISSION EXPIRES FEBRUARY 8, 2019

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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 $92,900.00, 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 19th day of January, 2016

Notary Public

My Commission Expires: 2/8/2019

MANDISHA O COGER NOTARY PUBLIC CLAYTON COUNTY GEORGIA MY COMMISSION EXPIRES FEBRUARY 8, 2019

File No. 7345.28818
Property Address: 1412 WOODCHIMES CT HERMITAGE, TN 37076

Mail Tax Notices To and Property Owner:

Daryl Spicer
2007 Kimberly Road
Mt. Juliet, TN 37122