FILE NO.: LNC-15-05131

Davidson County DEEDTRS
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Fees:22.00 Taxes:0.00
20160129-0008823

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
LNC-15-05131

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
SECRETARY OF VETERANS AFFAIRS	SECRETARY OF VETERANS AFFAIRS	026060A021.00CO
P.O. Box 100023 Decatur, GA 30031-7023	P.O. Box 100023 Decatur, GA 30031-7023	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated April 11, 2013 and recorded April 17, 2013, at **Instrument Number 20030211- 0018705**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **JOE NIXON** ("Borrower") conveyed to BRENDA R. LEHMAN, ATTORNEY AT LAW, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on April 11, 2013, (the "Note"), which obligation is presently held by **FREEDOM MORTGAGE CORPORATION**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of BRENDA R. LEHMAN, ATTORNEY AT LAW, said appointment being set forth in **Instrument Number 20151109-0114096** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on January 7, 2016, at 10:00 AM at the Front Entrance of the Historic Courthouse located at 1 Public Square, located in Nashville, Tennessee, such advertisement appearing in said newspaper on December 10, 2015, December 17, 2015, December 24, 2015, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, on January 7, 2016, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **FREEDOM MORTGAGE CORPORATION** at the price of **One Hundred Twenty-Nine Thousand Two Hundred Seventy-Six and 00/100 ($129,276.00)** this being the highest, last and best bid; and

WHEREAS, **FREEDOM MORTGAGE CORPORATION**, as successful purchaser at said sale, transferred and assigned its bid to SECRETARY OF VETERANS AFFAIRS.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of One Hundred Twenty-Nine Thousand Two Hundred Seventy-Six and 00/100 ($129,276.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **SECRETARY OF VETERANS AFFAIRS** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE RESUBDIVISION OF THE TOWNHOMES AT WINDSOR GREEN, PHASE 1B, OF RECORD IN PLAT BOOK 8250, PAGE 995, AS AMENDED AND REVISED IN INSTRUMENT NO. 20010813-0086903, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

The source of title is recorded at Instrument Number 20030211- 0018705., in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 231 WYNDOM CT, GOODLETTSVILLE, TN 37072.

This entity is tax exempt.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee this ___ day of JAN 0 8 2016, 20___.

Rubin Lublin TN, PLLC

MLB

Printed Name: Michael L. Baringer

Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Courtni Diggins, of the state and county aforesaid, personally appeared , Michael L. Baringer, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, GA, this ___ day of JAN 0 8 2016, 20___.

Courtni Diggins

Notary Public

My commission expires:

Nov. 15, 2019

COURTNI DIGGINS NOTARY EXPIRES GEORGIA Nov. 15, 2019 PUBLIC DEKALB COUNTY

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $129,276.00.

WITNESS my hand this ___ day of JAN 0 8 2016, 20___.

MLB

Printed Name: Michael L. Baringer

Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC as Trustee/Agent

Sworn to and subscribed
before me this ___ day of JAN 0 8 2016, 20___.

Courtni Diggins

Notary Public

My commission expires:

Nov. 15, 2019

COURTNI DIGGINS NOTARY EXPIRES GEORGIA Nov. 15, 2019 PUBLIC DEKALB COUNTY

True Copy Certification

I, Victor Kang, 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.

Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Courtni Diggins, a Notary Public for this county and state, Victor Kang who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JAN 0 8 2016
Date

Notary's Signature

My Commission Expires: November 15, 2019
Notary' Seal (if on paper)

COURTNI DIGGINS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES Nov. 15, 2019