BILL GARRETT, Davidson County
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Fees:13.00 Taxes:320.05
20160217-0015013

FILE NO.: 15-12384

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Harold Perez and Sandra J. Perez conveyed to Cumberland Title Company, A Tennessee Corporation as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Primary Residential Mortgage Inc., 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 December 7, 2001 and recorded on December 14, 2001 in Instrument No. 20011214-0138266, 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 **U.S. Bank National Association**; and

WHEREAS, U.S. Bank National Association, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20150929-0098870 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 10, 2015 at 10:00AM to the highest and best bidder for cash, at which sale Capital Invest, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $86,500.00; and

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

Being Unit No. 84, as created and established by the Master Deed and By-Laws for River Glen, a Horizontal property regime, of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee and as shown and described on the Plan for River Glen, Phase IIB, of record in Book 6900, Page 819, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By-Laws by instrument of record in Book 7724, Page 293, said Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By-Laws by instrument of record in Book 7724, Page 293, said Register's Office, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Harold Perez and Sandra J. Perez, husband and wife by deed from Matthew Buentello and Sharon Buentello, husband and wife as of record in Record Book 10863, Page 537, Register's Office for said County.

Property commonly known as: 2504 Sonar Street, Nashville, TN 37214.

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 Capital Invest, LLC, 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 14th day of December, 2015.

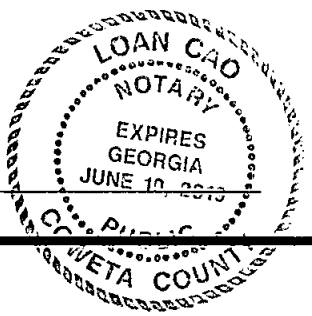
Brock & Scott, PLLC

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 Public

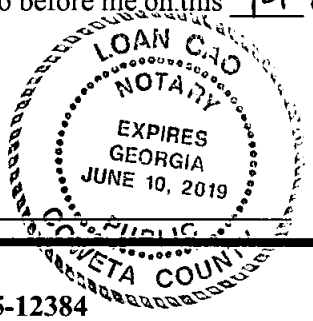
My Commission Expires: _____

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 $86,500.00, 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 14th day of December, 2015.



Notary Public

My Commission Expires: _____

Brock & Scott File No.: 15-12384
Property Address: 2504 Sonar Street, Nashville, TN 37214
Tax Parcel I.D. No.: 052130B014.00
Property Owner and Tax Notices:
Capital Invest, LLC
728 Crestmark Drive
Mount Juliet, TN 37122