BILL GARRETT, Davidson County
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20160401-0030978

FILE NO.: 16-01423

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Mirna Vargas conveyed to Rudy Title & Escrow LLC as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Accredited Home Lenders, 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 August 18, 2006 and recorded on August 24, 2006 in Instrument No. 20060824-0104609, 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 **The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1**; and

WHEREAS, The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20160211-0013382 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 March 22, 2016 at 10:00AM to the highest and best bidder for cash, at which sale Randal Williams and Peggy Williams, husband and wife, JTWROS, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $147,326.03; and

WHEREAS, Randal Williams and Peggy Williams, husband and wife, JTWROS 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 Randal Williams and Peggy Williams, husband and wife, JTWROS 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 Randal Williams and Peggy Williams, husband and wife, JTWROS, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit 114, PLAN OF BELLE POINTE, PHASE III, as shown on plat of record in Plat Book 6250, Page 872, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Mirna Vargas, unmarried by Warranty Deed from Dawn M. Pageau, unmarried, recorded on the 1st day of May, 2001 in Instrument No. 20010501-0043836, in the Register's Office of Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions as shown of record.

Property commonly known as: 729 Barlin Court, Nashville, TN 37221.

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 Randal Williams and Peggy Williams, husband and wife, JTWROS, 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 15th day of March, 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.

LOAN CAO NOTARY EXPIRES GEORGIA JUNE 10, 2019 PUBLIC COWETA COUNTY

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 $147,326.03, 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 25th day of March 2016.

LOAN CAO NOTARY EXPIRES GEORGIA JUNE 10, 2019 PUBLIC COWETA COUNTY

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 16-01423
Property Address: 729 Barlin Court, Nashville, TN 37221
Tax Parcel I.D. No.: 142100B11400CO
Property Owner and Tax Notices:
Randal Williams and Peggy Williams, husband and wife, JTWROS
619 Baxter Lane
Nashville, TN 37220