BILL GARRETT, Davidson County
Trans: T20160030363 DEEDTRS
Recvd: 04/14/16 12:44 3 pgs
Fees: 18.00 Taxes: 323.09
20160414-0035777

FILE NO.: 15-26493

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Ronnie D. Boshers conveyed to Larry A. Weissman as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust 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 August 1, 2008 and recorded on August 5, 2008 in Instrument No. 20080805-0080624, 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 Mortgage, Inc.**; and

WHEREAS, SunTrust Mortgage, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20160111-0002471 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 17, 2016 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 $87,321.00; 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:

LAND in Davidson County, Tennessee, being Lot No. 47 on the Plan of Overlook Estates, Block "B", of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 50 feet on the southerly margin of Garner Avenue and extends back 143.3 feet on the easterly line and 142.8 feet on the westerly line to a line in the rear measuring 50 feet thereon.

This being the same property conveyed to Ronnie D. Boshers by Warranty Deed recorded August 5, 2008 in Instrument No. 20080805-0080623 in the Office of the Register of Deeds for Davidson County, Tennessee.

Property commonly known as: 216 Garner Avenue, Madison, TN 37115.

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 Patrick Taggart** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 22 day of March, 2016.

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Patrick Taggart
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in the State and County aforementioned personally appeared Patrick Taggart, 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 TENNESSEE
COUNTY OF WILLIAMSON

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 $87,321.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patrick Taggart – as Agent

Subscribed and sworn to before me on this 22 day of March, 2016.

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

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 15-26493
Property Address: 216 Garner Avenue, Madison, TN 37115
Tax Parcel I.D. No.: 043050180.00
Property Owner and Tax Notices:
Capital Invest, LLC
728 Crestmark Drive
Mount Juliet, TN 37122