FILE NO.: NAT-15-06911

BILL GARRETT, Davidson County
Trans:T20160033709 DEEDTRS
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Fees:18.00 Taxes:181.30
20160425-0039875

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
NAT-15-06911

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
JAMES DEATRICK JR.	JAMES DEATRICK JR.	75-8A/86.00 CO
1285 N MOUNT JULIET RD MOUNT JULIET, TN 37122	1285 N MOUNT JULIET RD MOUNT JULIET, TN 37122	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated April 25, 2014 and recorded May 5, 2014, at **Instrument Number 20140505-0037817**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **XONDRA MERRILL** ("Borrower") conveyed to NATIONAL REGISTERED AGENTS, INC., 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 25, 2014, (the "Note"), which obligation is presently held by **Nationstar Mortgage LLC**; 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 NATIONAL REGISTERED AGENTS, INC., said appointment being set forth in **Instrument Number 20160301-0019436** 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 April 14, 2016, at 10:00 AM at the Davidson County Historic Courthouse, located in Nashville, Tennessee, such advertisement appearing in said newspaper on March 17, 2016, March 24, 2016, March 31, 2016, 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 April 14, 2016, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **JAMES DEATRICK JR.** at the price of **Forty-Nine Thousand and 00/100 ($49,000.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Forty-Nine Thousand and 00/100 ($49,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **JAMES DEATRICK JR.** ("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:

THE FOLLOWING REAL ESTATE SITUATED IN THE CITY OF HERMITAGE, COUNTY OF DAVIDSON AND STATE OF TENNESSEE, TO WIT: A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 181 OF BROOKE CASTLE CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101 ET SEQ., OF THE TENNESSEE CODE ANNOTATED UNDER THE MASTER DEED ESTABLISHING BROOKE CASTLE CONDOMINIUMS OF RECORD IN BOOK 6519, PAGE 747 AND AMENDED IN BOOK 6727, PAGE 762 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS AND INTEREST IN FAVOR OF OTHER UNIT OWNERS AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF SAID UNIT BEING DEPICTED ON EXHIBIT "A" TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT "B" OF SAID MASTER DEED.

The source of title is recorded at Instrument Number 20071015-0121994, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 181 BROOKE CASTLE DRIVE, HERMITAGE, TN 37076.

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 APR 15 2016, 20___.

Rubin Lublin TN, PLLC

Printed Name: Victor Kang

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, Victor Kang, 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 APR 15 2016, 20___.

Courtni Diggins

Notary Public

My commission expires:

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

STATE OF Tn)
COUNTY OF Wilson)

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

WITNESS my hand this 22 day of April, 2016.

James Deatrick Jr.

Printed Name: _____

Title: Grantee/Agent

Sworn to and subscribed
before me this 22 day of April, 2016.

Barbara C. Parker

Notary Public

My commission expires:

1-7-2020

BARBARA C PARKER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 49,000
Affiant
Subscribed and sworn before me this the
25 Day of April, 2016.
Janet, Deputy Register