FILE NO.: 13-24284

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

BILL GARRETT, Davidson County
Trans: T20160036420 DEEDTRS
Recvd: 05/03/16 09:33 3 pgs
Fees: 17.00 Taxes: 0.00
20160503-0043208

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Strider Lear and Nicole A. Lear conveyed to Arnold M. Weiss as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for CWB Mortgage Ventures, LLC dba Commerce Union Mortgage, 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 February 26, 2008 and recorded on February 29, 2008 in Instrument No. 20080229-0020083, 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 **Bank of America, N.A.**; and

WHEREAS, Bank of America, N.A., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20140523-0044671 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 September 2, 2014 at 10:00AM to the highest and best bidder for cash, at which sale Bank of America, N.A., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $173,878.41; and

WHEREAS, the holder of the debt has assigned its interest in the said property to Secretary of Housing and Urban Development, it successors and assigns; and

WHEREAS, Secretary of Housing and Urban Development 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 Secretary of Housing and Urban Development 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 Secretary of Housing and Urban Development, 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, TN, being Lot No. 5B on the final plat of zone lot division of Lots 2-10, Section Two, Clunan Heights, of record in Book 6250, Page 362, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

This being the same property conveyed to Strider Lear by Quit Claim Deed dated May 27, 2009 and recorded June 4, 2009 in Instrument No. 20090604-0051544 in the Register's Office for Davidson County, State of Tennessee.

Property commonly known as: 7806 Sawyer Brown Road, 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 Secretary of Housing and Urban Development, 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 24th day of April, 2014.

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 this day and year above written.

TREY LAN BURKHALTER NOTARY PUBLIC FULTON CO., GEORGIA MY COMMISSION EXPIRES NOV. 11, 2018

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 $173,878.41 (Tax Exempt – Vesting Title into Government Entity – Secretary of Housing and Urban Development), 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 this 26th day of April, 2016.

TREY LAN BURKHALTER NOTARY PUBLIC FULTON CO., GEORGIA MY COMMISSION EXPIRES NOV. 11, 2018

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 13-24284
Property Address: 7806 Sawyer Brown Road, Nashville, TN 37221
Tax Parcel I.D. No.: 12810022900
Maximum Principal Indebtedness for Tennessee Recordation Tax Purposes is $-0-.
Property Owner and Tax Notices:
Secretary of Housing and Urban Development
C/O Information Systems Networks Corp.
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107