BILL GARRETT, Davidson County
Trans:T20160038781 DEEDTRS
Recvd: 05/10/16 10:46 3 pgs
Fees:17.00 Taxes:0.00

20160510-0046240

FILE NO.: 16-04765

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Donald E. Henry 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 December 23, 2013 and recorded on December 31, 2013 in Instrument No. 20131231-0131109, 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. 20160321-0026845 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 May 3, 2016 at 10:00AM to the highest and best bidder for cash, at which sale SunTrust Mortgage, Inc., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $134,480.00; and

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

WHEREAS, Secretary of Veterans Affairs 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 Veterans Affairs 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 Veterans Affairs, 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. 317, on the Plan of The Country, Section Seven-B, of record in Book 6250, Page 505, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald E. Henry, an unmarried man by deed from Ernest J. Letourneau, Jr. and wife, Linda R. Letourneau, as recorded in Instrument No. 20131231-0131108 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Property commonly known as: 3516 Daisy Trail, Antioch, TN 37013.

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 Veterans Affairs, 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 6th day of May, 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 GAO 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 $134,480.00, 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 9th day of May, 2016.

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

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 16-04765
Property Address: 3516 Daisy Trail, Antioch, TN 37013
Tax Parcel I.D. No.: 150 08 0 034.00
Maximum Principal Indebtedness for Tennessee Recordation Tax Purposes is $-0-.
Property Owner and Tax Notices:
Secretary of Veterans Affairs
810 Vermont Avenue, NW
Washington DC, 20420