THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
2970 Clairmont Road NE, Suite 780
Atlanta, GA 30329
770-234-9181

BILL GARRETT, Davidson County
Trans:T20160043135 DEEDTRS
Recvd: 05/23/16 14:15 2 pgs
Fees:13.00 Taxes:288.60
20160523-0051467

RETURN TO:

Andy Regg
170D East Main Street, PMB 172
Hendersonville, TN 37075

TAX PARCEL ID NUMBER: 052.03-0-178.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 07/10/98, and recorded in the Register's Office of Davidson County, Tennessee, at Book 11019 Page 33, Philip E. Blanton conveyed to William D. Castleman, as Trustee, in the amount of $65,600.00 in favor of Tucker Federal Bank d/b/a Prime Lending the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Federal National Mortgage Association ("Fannie Mae") being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 2016042-0035033 in the Register's Office 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 Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 04/08/16, 04/15/16, 04/22/16, by which advertisement the sale was held on May 12, 2016, at the front entrance of the Historic Davidson County Courthouse , Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Andy Regg, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $78,000.00; and

WHEREAS Andy Regg 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;

NOW, THEREFORE, in consideration of the premises and of the payment by Andy Regg as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Andy Regg, its 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, TENNESSE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 2 ON THE FINAL PLAT OF MANZANO ESTATES, OF RECORD IN PLAT BOOK 8250, PAGE 345, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS BY DEED WHICH IS BEING PLACED OF RECORD SIMULTANEOUSLY HEREWITH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto said Andy Regg its successors and assigns forever, to whom the said, Priority Trustee Services of TN, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 16th day of May, 2016.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Charity Bridgewater
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 16th day of May, 2016 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charity Bridgewater, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Priority Trustee Services of TN, LLC, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

RONDA J. SHARP NOTARY PUBLIC MY COMMISSION EXPIRES DEC. 6, 2019 CUMBERLAND COUNTY, GEORGIA

Notary Public

My Commission Expires: 12-6-2019

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STATE OF GEORGIA

COUNTY OF DEKALB I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $78,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 16th day of May, 2016.

RONDA J. SHARP NOTARY PUBLIC MY COMMISSION EXPIRES DEC. 6, 2019 CUMBERLAND COUNTY, GEORGIA

Notary Public

My Commission Expires: 12-6-2019

File No. 7345.29120
Property Address: 313 MANZANO RD MADISON, TN 37115

Mail Tax Notices To and Property Owner:

Andy Regg
170D East Main Street, PMB 172
Hendersonville, TN 37075