BILL GARRETT, Davidson County
Trans:T20160052119 DEEDTRS
Recvd: 06/20/16 11:16 3 pgs
Fees:18.00 Taxes:283.98
20160620-0062387

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 Music Square West, Suite 502
Nashville, Tennessee 37203
(615) 460-7478

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
James Deatrick, Jr. 1285 N. Mt. Juliet Road Mt. Juliet, Tennessee 37122	James Deatrick, Jr. 1285 N. Mt. Juliet Road Mt. Juliet, Tennessee 37122	086-14-0-A17-90-0CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, there has occurred one or more acts of default in the note evidencing the indebtedness owed to SunTrust Bank ("Lender");

WHEREAS, Lender is the beneficiary of the Deed of Trust of record in Instrument No. 20031022-0156256, as modified by way of a Modification of Deed of Trust of record in Instrument No. 20070518-0059630, Register's Office for Davidson County, Tennessee (hereinafter referred to as "Deed of Trust"); said Deed of Trust secures to the Lender the payment in full of the note evidencing the subject indebtedness and any other obligations then existing or arising thereafter;

WHEREAS, by and through the above described Deed of Trust, the Grantor, Raymond F. Page, single, (the "Borrower"), conveyed the real property described herein to T. Michael Logan, Trustee, for the benefit of the Lender, with power of sale;

WHEREAS, Lender, pursuant to the terms and conditions of the above Deed of Trust, did appoint Heather D. Wood as Substitute Trustee, to serve in the stead of the Trustee with all powers granted unto the Trustee, such appointment appearing of record in Instrument No. 20160517-0049067, Register's Office for Davidson County, Tennessee;

WHEREAS, Lender notified the Substitute Trustee of the default in the payments called for in the note secured by the above Deed of Trust and demanded that the Substitute Trustee advertise the subject property for sale pursuant to the terms and conditions of the said Deed of Trust;

WHEREAS, the Substitute Trustee did advertise the property for sale in the "Nashville Ledger" on May 27, 2016, June 3, 2016, 2016 and June 10, 2016, in accordance with and in fulfillment of the requirements of the above Deed of Trust;

WHEREAS, the Substitute Trustee, in accordance with the requirements of the above Deed of Trust and the published advertisement for sale of the subject property, did on the 17th day of June, 2016, appear and conduct the sale of the herein described property;

WHEREAS, James Deatrick, Jr. did place the highest bid for the subject property, being the sum of $76,750.00; and

NOW THEREFORE, for and in consideration of the sum of $76,750.00, the Substitute Trustee has bargained and sold, and by these present does transfer and convey unto the said James Deatrick, Jr., the Grantees herein, their successors and assigns, the property described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Unit No. 179 on the Plan of Hermitage Meadows Subdivision, Stage Two, of record in Book 5200, Page 682, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed Raymond F. Page, unmarried, by Deed dated February 24, 1989 and recorded on February 28, 1989 in Book 7781, page 952, Register's Office for Davidson County, Tennessee.

Upon information and belief Raymond F. Page is deceased.

Property Known As: 179 Thistle Lane
Hermitage, Davidson County, Tennessee 37076

Map/Parcel: 086-14-0-A17-90-0CO

(The address and map and parcel above are believed to be correct; but same is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.)

This sale is subject to any tenant(s) rights to possession.

This sale is subject to all matters shown on any recorded document, including any applicable recorded plan, plat, charter, restriction, judgment(s), notice of governmental entity, or declaration of taking(s); any prior lien(s) of record; unpaid taxes and assessments which exist as a lien against said properties; any restrictive covenant(s), easement(s) or setback line(s) that may be applicable; any rights, exemptions and/or rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims, and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this foreclosure sale. This sale is also subject to any matter that an accurate survey of the premises might disclose.

The Substitute Trustee makes no personal warranties or representations concerning the subject property. The transfer is "AS IS, WHERE IS, AND WITH ALL FAULTS," and without warranty of any kind, express or implied, as to the condition of such property and the improvements located thereon, including merchantability or fitness for particular purpose. Trustee shall make no covenant of seisin or warranty of title, express or implied. Grantee accepts title to the property subject to any problems arising in connection with the property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of the Environmental Laws, and potential flood hazards. By accepting the Successor Trustee's Deed, Grantee agrees to indemnify and hold the Successor Trustee harmless from any and all costs, expenses, and liability, including without limitation attorneys' fees, arising out of or in connection with any of the foregoing.

To have and to hold the said tract or parcel of land, including all appurtenances, estate, title and interest thereto belonging, unto the said Grantee, their heirs and/or assigns, forever.

Whenever used, the singular number or pronoun shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(SIGNATURES AND NOTARY ACKNOWLEDGEMENT TO FOLLOW)

WITNESS, my hand this 17th day of June, 2016.

Heather Wood
Heather D. Wood, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Heather D. Wood**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Trustee under the above referenced Deed of Trust, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of June, 2016.

Janet Gers
Notary Public

My Commission Expires: 3-6-18

JANET E. GERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $76,750.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Heather Wood
Heather D. Wood, Substitute Trustee

Sworn to and subscribed before me this the 17th day of June, 2016.

Janet Gers
Notary Public

My Commission Expires: 3-6-18

JANET E. GERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018