This instrument prepared by:

Jason S. Mangrum
Mackie Wolf Zientz & Mann, P.C.
5217 Maryland Way, Suite 404
Brentwood, TN 37027
(615) 238-3630
MWZM No.: 16-000742-670

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
HSBC BANK USA, NATIONAL ASSOCIATION, AS
TRUSTEE FOR SUNTRUST ALTERNATIVE LOAN TRUST
2006-1F
C/O OCWEN LOAN SERVICING, LLC
1661 WORTHINGTON ROAD, SUITE 100
WEST PALM BEACH, FL 33409

Davidson County DEEDTRS
Recvd: 06/20/16 11:56 3 pgs
Fees:18.00 Taxes:536.50
20160620-0062432

Tax ID: 16213004300
Property Address: 109 CEDARMONT COURT, NASHVILLE, TN 37211

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on January 25, 2006, LARRY A. WEISSMAN was named Trustee in a Deed of Trust of even date executed by LARRY SANFORD AND JACQUELINE SANFORD, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $125,600.00, principal, said Deed of Trust being recorded as Instrument No. 20060208-0015405 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, Jason S. Mangrum was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20160509-0045727** in the real property records of Davidson County Register's Office, Tennessee; I, Jason S. Mangrum, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **05/19/2016, 05/26/2016, 06/02/2016** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on June 16, 2016 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, I, Jason S. Mangrum, individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR SUNTRUST ALTERNATIVE LOAN TRUST 2006-1F**, submitted the highest and best bid, in the amount of $145,000.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, I, JASON S. MANGRUM, JOHN R. ROAN, or JERRY A. BRIDENBAUGH, Substitute Trustee, do hereby sell, transfer and convey to **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR SUNTRUST ALTERNATIVE LOAN TRUST 2006-1F**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 42 ON THE REVISED PLAN OF SECTION ONE CEDARWOOD ESTATES, OF RECORD IN BOOK 4675 PAGE 62 REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSSEE.
BEING THE SAME PROPERTY CONVEYED TO LARRY SANFORD FROM EARLY M CASH JR. AND WIFE, CHANDER CASH BY DEED DASTED 07/20/05 OF RECORD IN INSTRUMENT #20050810-0094654, SAID R EGISTER`S OFFICE.
JACQUELINE SANFORD JOINS IN THIS CONVEYANCE TO CONVEYANCE TO CONVEY ANY RIGHTS SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS IS IMPROVED PROPERTY KNOWN AS 109 CEDARMONT COURT, NASHVILLE, TN 37211.

I, Jason S. Mangrum, Substitute Trustee, convey to **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR SUNTRUST ALTERNATIVE LOAN TRUST 2006-1F**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and

Certificate of Authenticity

I, Jason Mangum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of WILLIAMSON

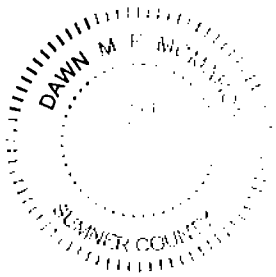
Personally appeared before me, DAWN M.E. MCMAHON, a notary public for this county and state, JASON MANGUM who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dawn M.E. McMahon

Notary's Signature

My Commission Expires: SEPT. 18, 2017.

Notary's Seal (If on paper)



warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027, on this 20th day of June, 2016.

Jason S. Mangrum, Substitute Trustee
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jason S. Mangrum, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this 20th day of June, 2016.

Notary Public: Dawn M. McMahon
My Commission Expires: September 18, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $145,000.00.

DAWN M E MCMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Affiant

Subscribed and sworn to before me, this on this 20th day of June, 2016.

Notary Public: Dawn M. McMahon
My Commission Expires: September 18, 2017

RETURN TO:
MACKIE WOLF ZIENTZ & MANN, P C
5217 MARYLAND WAY, SUITE 404
BRENTWOOD, TN 37027

DAWN M E MCMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY