BILL GARRETT, Davidson County
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FILE NO.: 15-22975

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Michael T Riggan And Robin M Riggan conveyed to FMLS, Inc. as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee For Regions Bank D/B/A Regions 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 August 21, 2009 and recorded on August 28, 2009 in Instrument No. 20090828-0080907, 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 **Regions Bank d/b/a Regions Mortgage**; and

WHEREAS, Regions Bank d/b/a Regions Mortgage, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20160314-0023981 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 10, 2016 at 10:00AM to the highest and best bidder for cash, at which sale Regions Bank d/b/a Regions Mortgage, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $127,367.13; and

WHEREAS, Regions Bank d/b/a Regions Mortgage 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 Regions Bank d/b/a Regions Mortgage 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 Regions Bank d/b/a Regions Mortgage, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

The following described property:

Being Lot Number 21 on the Plan of a Resubdivision of Lane Estates, of Record in Plat Book 4860 at Page 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same parcel conveyed to Michael T. Riggan and Robin M. Riggan from Ronald M. Tatum and Joyce Tatum, by virtue of a Deed dated 06/17/1994, recorded 06/22/1994, in Deed Book 9385, Page 734, as Instrument No. 63691, County of Davidson, State of Tennessee.

Assessor's Parcel Number: 162-08-0-081-00

Property commonly known as: 124 Shacklett Lane Court, 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 Regions Bank d/b/a Regions Mortgage, 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 Patrick Taggart** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 11th day of July, 2016.

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Patrick Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

Before me, a Notary Public in the State and County aforementioned personally appeared Patrick Taggart, 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.



Notary Public

My Commission Expires: _____

STATE OF GEORGIA
COUNTY OF FULTON

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 $127,367.13, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patrick Taggart – as Agent

Subscribed and sworn to before me on this 11th day of July, 2016.



Notary Public

My Commission Expires: _____

Brock & Scott File No.: 15-22975
Property Address: 124 Shacklett Lane Court, Antioch, TN 37013
Tax Parcel I.D. No.: 162 08 0 081.00
Property Owner and Tax Notices:
Regions Bank d/b/a Regions Mortgage
C/O Regions Mortgage
7130 Goodlett Farms Parkway
Cordova, TN 38016