THIS INSTRUMENT PREPARED BY:

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

RETURN TO:

American Consulting Corporation
3100 Dudley Avenue
Nashville, TN 37212

TAX PARCEL ID NUMBER: 04900007600

BILL GARRETT, Davidson County
Trans:T20160074387 DEEDTRS
Recvd: 08/25/16 14:06 2 pgs
Fees:13.00 Taxes:384.54
20160825-0089138

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 12/03/04, and recorded in the Register's Office of DAVIDSON County, Tennessee, at Instrument No. 20041216-0149511, Dale R. Mitchell (deceased) conveyed to PRLAP, Inc., as Trustee, in the amount of $117,872.00 in favor of Bank of America, N.A. 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 201605060045041 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 05/06/16, 05/13/16, 05/20/16, by which advertisement the sale was held on June 9, 2016, at the Historic Davidson County Courthouse, One Public Square, 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 American Consulting Corporation, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $103,930.00; and

WHEREAS American Consulting Corporation 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 American Consulting Corporation 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 American Consulting Corporation, its successors and assigns, in fee simple forever, the following described real property situated in the County of DAVIDSON, State of Tennessee:

Land in the 13th Civil District of Davidson County, Tennessee, as follows:

Beginning on the easterly margin of State Highway No. 112 or Clarksville Pike, at the northwest corner of the property conveyed to Robert G. O'Connor and wife, by deed from Tom Resha and wife, of record in Book 2736, page 363, Register's Office for said county, said point being also 433 feet north of the intersection of said Highway and Stevens Lane; thence with the northern boundary line of the O'Connor property north 87 degrees east 300 feet; thence north 7 degrees 30' west 120 feet to the Southeast corner of the property conveyed to Toby Howard and wife, by deed from Robert G. O'Connor et al. of record in Book 2806, page 305, Register's Office; thence with the southern boundary line of said O'Connor property south 86 degrees 05' west 289.3 feet to the easterly margin of State Highway No. 112 or Clarksville Pike; thence with the same southerly 112 feet to the beginning.

Being the same property conveyed to E. Preston Mitchell and wife, Dale R. Mitchell by deed from Allen M. Brown, Jr., and wife, Blondell Brown, of record in Book 4545, page 825, Register's Office for Davidson County, Tennessee.

E. Preston Mitchell having since died on November 30, 1998, and title now vesting solely in Dale R. Mitchell as surviving tenant by the entirety.

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 American Consulting Corporation 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 14th day of June, 2016.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 14th day of June, 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.

Notary Public

My Commission Expires: 2/8/2019

MANDISHA O COGER NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 8, 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 $103,930.00, 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 14th day of June, 2016

Notary Public

My Commission Expires: 2/8/2019

MANDISHA O COGER NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 8, 2019

File No. 7345.29219
Property Address: 4650 CLARKSVILLE PIKE NASHVILLE, TN 37218

Mail Tax Notices To and Property Owner:

American Consulting Corporation
3100 Dudley Avenue
Nashville, TN 37212