Prepared by:
RECONTRUST COMPANY, N.A.
7105 CORPORATE DR, TX2-973-03-19
Plano, TX 75024

Recorded by:
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Dallas, TX 75254

Davidson County DEEDTRS
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TS No.:12-0028137

ADDRESSES NEW OWNER(S) AS FOLLOWS			SEND TAX BILLS TO:			MAP PARCEL NUMBER
(NAME) Bank of America, N.A.			(NAME) Bank of America, N.A.			142-150-06500
(STREET ADDRESS OR ROUTE NUMBER) 7105 CORPORATE DR			(STREET ADDRESS) 7105 CORPORATE DR			
(CITY) PLANO	(STATE) TX	(ZIP) 75024	(CITY) PLANO	(STATE) TX	(ZIP) 75024	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the June 26, 2012, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated July 9, 2009, recorded on July 14, 2009, as Instrument No. 20090714-0065880, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), ALICE FIERRO A SINGLE WOMAN AND MARINA A. DIGIORGIO (collectively "Borrower"),conveyed to ANDREW C RAMBO, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on July 9, 2009, (the "Note"); and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, BANK OF AMERICA, N.A., the Beneficiary under the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, Notice of the Right to Foreclose ("Notice") was given in compliance with Tennessee law by the mailing a copy of the Notice to the parties at least sixty (60) days prior to the first publication of the Substitute Trustee's Sale; and

WHEREAS, the undersigned, RECONTRUST COMPANY, N.A., was duly appointed as Substitute Trustee in the place and stead ANDREW C RAMBO, said appointment being set forth on April 23, 2012, as Instrument No. 20120423-0034297 said Register's Office; and

WHEREAS, the Substitute Trustee caused the Notice of Substitute Trustee's Sale ("Notice of Sale") to be published as provided in the Deed of Trust and Note in THE CITY PAPER that the Property would be sold on June 26, 2012, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on June 4, 2012, June 11, 2012 and June 18, 2012, a

copy of such Notice of Sale sent to Borrower, the current owner of the Property, and all other parties who appeared to have any interest in the Property reflected in the records of the Register's Office of Davidson County, Tennessee, and following such Notice of Sale the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said Notice of Sale offered the Property for sale, and after opening the floor for competitive bids, sold said Property to BANK OF AMERICA, N.A. at the price of $269,663.11, this being the highest, last and best bid; and

WHEREAS, BANK OF AMERICA, N.A., as successful purchaser at said sale, transferred and assigned its bid to The Secretary of Housing and Urban Development; and

NOW, THEREFORE, RECONTRUST COMPANY, N.A., Substitute Trustee, in consideration of the premises and the sum of $269,663.11, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto The Secretary of Housing and Urban Development ("Grantee"), its successors and assigns, all of my right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 24, HARPETH VALLEY PARK, SECTION I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3600, PAGES 93 AND 94 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

PARCEL# 142-150-06500

Property Address: 647 HARPETH BEND DRIVE, NASHVILLE, TN 37221

THIS ENTITY IS TAX EXEMPT

Borrower's source of title is that certain Deed of Trust, dated July 9, 2009, recorded on July 14, 2009, as Instrument No. 20090714-0065880, said Register's Office. To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouses elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to: (1) any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; (2) any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; (3) any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; (4) applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; (5) any governmental zoning and subdivision ordinances or regulations in effect thereon; (6) the accuracy of the

Index Book of the said Register's Office; and (7) any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee on the day and date first above written.

RECONTRUST COMPANY, N.A., as
Substitute Trustee
By: _____
Print Name: Kimberly Steadman
Title: AVP

STATE OF TEXAS

COUNTY OF COLLIN

Before me, Ramona Portlock-Brumfield, the undersigned Notary Public, on this day personally appeared Driver in Steadman, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9/27/2016

Ramona Portlock-Brumfield
Notary Public

RAMONA PORTLOCK-BRUMFIELD
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-06-18

STATE OF TEXAS
COUNTY OF COLLIN

The actual consideration or value, whichever is greater, for this transfer is $134,866.86.

Affiant
Print Name: Kimberly Steadman
Title: AVP

Sworn to and subscribed before me on this 27 day of September, 2016

Notary Public's Signature

RAMONA PORTLOCK-BRUMFIELD
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-06-18

My commission expires:

02-06-2018

True Copy Certification

I, Renee Reyna, 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 Texas

County of Dallas

Personally appeared before me, Pamela Milliner, a notary public for this county and state, Renee Reyna who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/7/19

Notary' Seal (if on paper)

PAMELA MILLINER
ID# 12682024-0
Notary Public, State of Texas
My Commission Expires
12/07/2019