BILL GARRETT, Davidson County
Trans:T20160105640 DEEDTRS
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Fees:18.00 Taxes:544.83
20161201-0125980

FILE NO.: 15-14657

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Ste 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Yoel L. Oliveros-Olivares and Jenys Sicilia-Arias conveyed to Robert M. Wilson, Jr., Attorney as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc., 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 May 11, 2006 and recorded on May 16, 2006 in Instrument No. 20060516-0057073, 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 **Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 2**; and

WHEREAS, Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 2, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20150824-0084882 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, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on October 27, 2016, November 3, 2016, and November 10, 2016; 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 County Courthouse on November 22, 2016 at 10:00AM to the highest and best bidder for cash, at which sale Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 2, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $147,250.00; and

WHEREAS, Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 2 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 Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 2 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 Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 2, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 433 on the Plan of Glengarry Park, Section 4, as of record in Plat Book 2900, Page 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Said Lot No. 433 fronts 80 feet on the northerly side of McDonald Drive and runs back between parallel lines 200 feet to a dead line which measures 80 feet.
Being the same property conveyed to Yoel L. Oliveros-Olivares and Jenys Sicilia-Arias, from Dean H. Lineberry, by Deed Dated May 11, 2006 and Recorded May 16, 2006 in Instrument Number 20060516-0057072, Davidson County Register's Office, State of Tennessee.
Subject to easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.
This being the same property conveyed to Tanya Rodriguez Trustee of McDonald Renovation Trust herein by Quit Claim Deed, recorded on September 28, 2015, in Instrument No. 20150928-0098216, in the Office of the Register of Deeds Davidson County, State of Tennessee.

Property commonly known as: 411 McDonald Drive, Nashville, TN 37217.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where 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.

IN TESTIMONY WHEREOF, **Attorney Kyle Kotake** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 28th day of November, 2016.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Kyle Kotake
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Kyle Kotake, 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 DEKALB

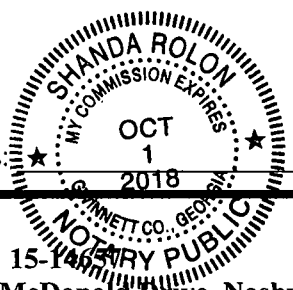
I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $147,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kyle Kotake - as Agent

Subscribed and sworn to before me on this 28th day of November, 2016.

Notary Public

My Commission Expires: _____



Brock & Scott File No.: 15-14657
Property Address: 411 McDonald Drive, Nashville, TN 37217
Tax Parcel I.D. No.: 120 05 0 115.00
Property Owner and Tax Notices:
Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 2
c/o BSI Financial Services
314 S Franklin Street
Titusville, PA 16354