FILE NO.: BAC-16-07299

Davidson County	DEEDTRS
Recvd: 03/08/17 15:46	4 pgs
Fees:22.00 Taxes:0.00	
20170308-0023175	

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-16-07299

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
FEDERAL HOME LOAN MORTGAGE CORPORATION	FEDERAL HOME LOAN MORTGAGE CORPORATION	00600001100
8200 Jones Branch Drive McLean, Virginia 22102-3110	8200 Jones Branch Drive McLean, Virginia 22102-3110	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated August 16, 2010 and recorded August 23, 2010, at **Instrument Number 20100823-0066694**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **DONALD RICHARDSON AKA DONALD M. RICHARDSON** ("Borrower") conveyed to HUGH M QUEENER, Trustee, 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 August 16, 2010, (the "Note"), which obligation is presently held by **BANK OF AMERICA, N.A.**; 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, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of HUGH M QUEENER, said appointment being set forth in **Instrument Number 20170104-0000969** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on March 2, 2017, at 10:00 AM at the Front Entrance of The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, such advertisement appearing in said newspaper on February 2, 2017, February 9, 2017, February 16, 2017, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, on March 2, 2017, the Substitute Trustee appeared and 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 **Two Hundred Fifty-Two Thousand Three Hundred Thirty and 19/100 ($252,330.19)** 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 FEDERAL HOME LOAN MORTGAGE CORPORATION.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Two Hundred Fifty-Two Thousand Three Hundred Thirty and 19/100 ($252,330.19) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **FEDERAL HOME LOAN MORTGAGE CORPORATION** ("Grantee"), its successors and assigns, all of its 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, AND BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN (NEW) AT THE EASTERLY MARGIN IF GREER RD., THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND WHICH BELONGS TO E.W. ADAMS, HAVING A DEED REFERENCE IN DEED BOOK 2902, PAGE 231, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH THE SOUTHERLY LINE OF SAID E.W. ADAMS, SOUTH 57 DEG. 35 MINUTES 45 SECONDS EAST, 649.24 FEET TO AN IRON PIN (NEW) AT THE WESTERLY LINE OF A TRACT OF LAND WHICH BELONGS TO ANTHONY HEATH, HAVING A DEED REFERENCE IN DEED BOOK 10413, PAGE 973, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH THE WESTERLY LINE OF SAID ANTHONY HEATH, SOUTH 35 DEG. 48 MINUTES 15 SECONDS WEST, PASSING A COMMON CORNER TO SAID ANTHONY HEATH AND A TRACT OF LAND WHICH BELONGS TO GLEN RAGER, HAVING A DEED REFERENCE IN DEED BOOK 5199, PAGE 304, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, CONTINUING IN ALL 75.00 FEET TO AN IRON PIN (OLD) AT THE NORTHEASTERLY CORNER OF A TRACT OF LAND WHICH BELONGS TO TAMMANY J. GENTRY HAVING A DEED REFERENCE IN DEED BOOK 6478, PAGE 988, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH THE NORTHERLY LINE OF SAID TAMMANY J. GENTRY, NORTH 54 DEG. 53 MINUTES 45 SECONDS WEST, 522.08 FEET TO AN IRON PIN (NEW) AT THE EASTERLY MARGIN OF GREER ROAD, THENCE, WITH SAID MARGIN OF ROAD AS FOLLOWS: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET, A DELTA ANGLE OF 25 DEG. 57 MINUTES 21 SECONDS AN ARC LENGTH OF 158.56 FEET, AND A CHORD BEARING A DISTANCE OF NORTH 28 DEG. 29 MINUTES 52 SECONDS EAST, 157.20 FEET; THENCE NORTH 15 DEG. 231 MINUTES 11 SECONDS EAST 305.92 FEET TO THE POINT OF BEGINNING CONTAINING 6.05 ACRES, MORE OR LESS, AS SURVEYED BY STEVEN E. ARTZ AND ASSOCIATES, INC., 514 SOUTH BROWN STREET, STE. 600, SPRINGFIELD, TN 37172, MAY 24, 2001.

The source of title is recorded at Instrument Number 20070102-0000030, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 3480 GREER RD, GOODLETTSVILLE, TN 37072-9487.

This entity is tax exempt.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's 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 any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; 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; 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; 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; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and 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 this 2nd day of March, 2017.

Rubin Lublin TN, PLLC

_____

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, J.Z. Marshall-Clarke, of the state and county aforesaid, personally appeared, Victor Kang, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, this 2nd day of March, 2017.

_____

Notary Public

My commission expires:

January 20, 2018

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $252,330.19.

WITNESS my hand this 2nd day of March, 2017.

_____

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC as Trustee/Agent

Sworn to and subscribed
before me this 2nd day of March, 2017.

_____

Notary Public

My commission expires:

January 20, 2018

True Copy Certification

I, Victor Kang, 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 Georgia

County of Gwinnett

Personally appeared before me, J.Z. Marshall-Clarke, a Notary Public for this county and state, Victor Kang who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

3/2/17
Date

Notary's Signature

My Commission Expires: January 20, 2018
Notary' Seal (if on paper)

