This instrument prepared by:

Jerry A. Bridenbaugh
Mackie Wolf Zientz & Mann, P.C.
5217 Maryland Way, Suite 404
Brentwood, TN 37027
(615) 238-3630
MWZM No.: 17-000013-505

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
FEDERAL HOME LOAN MORTGAGE CORPORATION
5000 PLANO PKWY
CARROLLTON, TX 75010

Davidson County DEEDTRS
Recvd: 04/10/17 14:30 4 pgs
Fees:22.00 Taxes:0.00
20170410-0034953

Tax ID: 038000095.00
Property Address: 6231 Freudeman Rd., Whites Creek, TN 37189

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on March 7, 2007, CRAIG E. NEWBY was named Trustee in a Deed of Trust of even date executed by PEGGY A. KIRBY, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $76,400.00, principal, said Deed of Trust being recorded as Instrument No. 200703190032639 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, Jerry A. Bridenbaugh was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 201703150025480** in the real property records of Davidson County Register's Office, Tennessee; I, Jerry A. Bridenbaugh, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **03/09/2017, 03/16/2017, 03/23/2017** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on April 6, 2017 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, I, Jerry A. Bridenbaugh, individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING**, submitted the highest and best bid, in the amount of $72,529.65, it being the best and highest bid.

NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING has assigned its interest in said property to the Federal Home Loan Mortgage Corporation, its successors and assigns.

NOW THEREFORE, in consideration of the premises, I, MACKIE WOLF ZIENTZ & MANN, P. C., Substitute Trustee, do hereby sell, transfer and convey to **Federal Home Loan Mortgage Corporation**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

All that certain parcel of land situated in the County of Davidson and State of Tennessee, being bounded and described as follows:
Beginning at a point on the South side of a lot at the Southwesterly corner of the property conveyed to Ennis Hugh Carney, by deed form George W. Carney, Jr., and wife of record in Book 2021, page 215, Register`s Office for said County, said point also being South 75 degrees West 610 feet from the Southwest corner of the property conveyed to Herschel Hardin and wife by deed from Ennis Hugh Carney, et al., of record in Book 2446, page 361, said Register`s Office; thence North 10 degrees East 340 feet; thence North 80 degrees East 198 feet; thence North 35 degrees East 60 feet to the Northwest corner of said property conveyed to Hershel Hardin and wife by deed from Ennis Hugh Carney, et al.; thence with Hardin`s West line, South 35 degrees 30 minutes East 640 feet to a stake; Hardin`s Southwest corner; thence South 75 degrees West 610 feet to the point of beginning.
Being the same property as conveyed from Peggy Carney, a single person to Peggy Carney Kirby and David R. Kirby, wife and husband, as described in Deed Instrument#200001270008718, Dated 01/14/2000, recorded 01/27/2000 in Davidson County Records.

Tax Parcel ID:038 00 0 095.00

THIS IS IMPROVED PROPERTY KNOWN AS 6231 Freudeman Rd., Whites Creek, TN 37189.

I, Jerry A. Bridenbaugh, Substitute Trustee, convey to **Federal Home Loan Mortgage Corporation**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027, on this 6TH day of April, 2017.

Jerry A. Bridenbaugh, Substitute Trustee
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jerry A. Bridenbaugh, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this 6 day of April, 2017.

Notary Public: Emily McMahon

EMILY McMAHON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1-4-2021

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $72,529.65.

Affiant

Subscribed and sworn to before me, this on this 6 day of April, 2017.

Notary Public: Emily McMahon

My Commission Expires: 1-4-2021

EMILY McMAHON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
MACKIE WOLF ZIENTZ & MANN, P.C.
5217 MARYLAND WAY, SUITE 404
BRENTWOOD, TN 37027

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
5217 Maryland Way, Suite 404
Brentwood, TN 37027
(615) 238-3630
MWZM 17-000013-505-1

STATE OF TENNESSEE §
§
COUNTY OF WILLIAMSON §

AFFIDAVIT OF MILITARY STATUS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Tennessee, on this day personally appeared Jerry A. Bridenbaugh, to me well known, and states:

1. I am an adult resident of Williamson County, State of Tennessee, and I have personal knowledge of the facts stated herein.

2. This Affidavit is made in connection with the foreclosure of the lien granted under a Deed of Trust recorded **March 19, 2007 under Instrument No. 200703190032639 in the real property records of Davidson County, Tennessee.**

3. To the best of my knowledge, PEGGY A. KIRBY was/were not in - or discharged from - the military service of the United States of America prior to the scheduled foreclosure sale.

Executed this 6th day of April, 2017.

Jerry A. Bridenbaugh
Attorney at Law
Mackie Wolf Zientz & Mann, P.C.
5217 Maryland Way, Suite 404
Brentwood, TN 37027
(615) 238-3630

STATE OF TENNESSEE)
) ss
COUNTY OF WILLIAMSON)

On this the 6 day of April, 2017, before me, the undersigned officer, a Notary Public in and for said County and State, on this day personally appeared Jerry A. Bridenbaugh of Mackie Wolf Zientz & Mann, P.C., known to me to be the person described in the foregoing instrument, and acknowledged that he/she executed the instrument in the capacity therein stated, as Substitute Trustee, for the purpose and consideration therein expressed and contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

1-4-2021

EMILY McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Jerry A. Bridenbaugh, 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.

State of Tennessee

County of Williamson

Personally appeared before me, Emily McMahon, a notary public for this county and state, Jerry A. Bridenbaugh who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

4-6-2017

Date

MY COMMISSION EXPIRES: January 4, 2021

Notary's Seal (If on paper)

