BILL GARRETT, Davidson County
Trans:T20170045873 DEEDTRS
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Fees:18.00 Taxes:629.00
20170531-0053758

FILE NO.: 16-20285

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, William A. Neely, III conveyed to Jovetta Woodard and Patricia Robinson as Trustee for the benefit of SunTrust Bank, 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 November 15, 2007 and recorded on January 22, 2008 in Instrument No. 20080122-0006502, 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 **SunTrust Bank**; and

WHEREAS, SunTrust Bank, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20170406-0033630 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 April 20, 2017, April 27, 2017, and May 4, 2017; 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 May 16, 2017 at 10:00AM to the highest and best bidder for cash, at which sale SunTrust Bank, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $170,000.00; and

WHEREAS, SunTrust Bank 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 SunTrust Bank 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 SunTrust Bank, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LOT 21, OF CREEKSIDE SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT 20040122-0008741, THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PREMISES CONVEYED TO WILLIAM NEELY BY WARRANTY DEED RECORDED 08/19/2005 IN INSTRUMENT NO. 200508190099037 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, STATE OF TENNESSEE.

PROPERTY ADDRESS: 212 SOLNESS AVE

PARCEL ID: 049-09-0-A02-10-0CO

Property commonly known as: 212 Solness Avenue, Nashville, TN 37218.

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 Patrick Taggart** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 23rd day of May, 2017.

Brock & Scott, PLLC

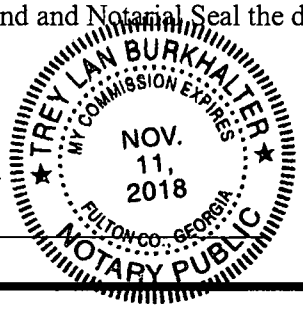
By: _____

Brock & Scott, PLLC
Patrick Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Patrick Taggart, 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

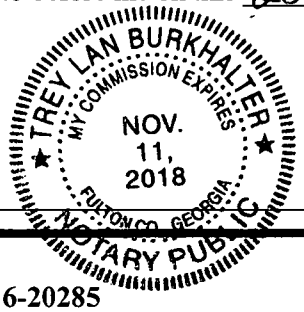
My Commission Expires: _____

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 $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patrick Taggart - as Agent

Subscribed and sworn to before me on this 23rd day of May, 2017.



Notary Public

My Commission Expires: _____

Brock & Scott File No.: 16-20285
Property Address: 212 Solness Avenue, Nashville, TN 37218
Tax Parcel I.D. No.: 049090A02100
Property Owner and Tax Notices:
SunTrust Bank
c/o SunTrust Mortgage, Inc.
P.O. Box 27767
Richmond, VA 23261