THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
2970 Clairmont Road NE, Suite 280
Atlanta, GA 30329
770-234-9181

RETURN TO:

Amrollah Sharifi and Naim Sharifi
4605 Toddington Drive
Nashville, TN 37125

BILL GARRETT, Davidson County
Trans:T20170060273 DEEDTRS
Recvd: 07/14/17 10:55 2 pgs
Fees:13.00 Taxes:312.65
20170714-0070945

TAX PARCEL ID NUMBER: 148 06 0 144.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 12/29/06, and recorded in the Register's Office of DAVIDSON County, Tennessee, at Instrument No. 200701030000838, Jason P. Means and Talina L. Means, husband and wife conveyed to Peter C. Ensign, Attorney at Law, as Trustee, in the amount of $85,427.00 in favor of Mortgage Electronic Registration Systems, Inc. as nominee for American Mortgage Network, Inc., a Delaware Corporation, its successors and assigns the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Federal National Mortgage Association ("Fannie Mae") being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 201706050056174 in the Register's Office 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 Note and 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 06/09/17, 06/16/17, 06/23/17, by which advertisement the sale was held on July 6, 2017, at the Historic Davidson County Courthouse, One Public Square, Nashville,Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Amrollah Sharifi and Naim Sharifi, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $84,500.00; and

WHEREAS Amrollah Sharifi and Naim Sharifi 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;

WHEREAS, the Substitute Trustee asserts, to the best of its knowledge and belief, the party/parties in interest is/are not protected from foreclosure by the Service Members Civil Relief Act.

NOW, THEREFORE, in consideration of the premises and of the payment by Amrollah Sharifi and Naim Sharifi as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Amrollah Sharifi and Naim Sharifi, its 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, TN, being Lot No. 11A, on the Plan of Section Two, Bakertown Gardens, of record in Plat Book 6250, Page 147 as amended in Plat Book 6250, Page 407, Register's Office for Davidson County, TN, to which plat reference is hereby made for a complete description thereof.

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.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto said Amrollah Sharifi and Naim Sharifi its successors and assigns forever, to whom the said, Priority Trustee Services of TN, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 11th day of July, 2017.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Charity Bridgewater
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 11th day of July, 2017 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charity Bridgewater, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Priority Trustee Services of TN, LLC, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: 9/19/2020

DARRIEN JONES NOTARY PUBLIC EXPIRES GEORGIA Sept. 19, 2020 HENRY COUNTY

****

STATE OF GEORGIA

COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $84,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 11th day of July, 2017.

Notary Public

My Commission Expires: 9/19/2020

DARRIEN JONES NOTARY PUBLIC EXPIRES GEORGIA Sept. 19, 2020 HENRY COUNTY

File No. 7345.29852
Property Address: 414 DERRICK CT ANTIOCH, TN 37013

Mail Tax Notices To and Property Owner:

Amrollah Sharifi and Naim Sharifi
4605 Toddington Drive
Nashville, TN 37125