BILL GARRETT, Davidson County
Trans:T20170068832 DEEDTRS
Recvd: 08/09/17 11:06 3 pgs
Fees:18.00 Taxes:1377.41
20170809-0081546

FILE NO.: 17-08685

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Jess Rosen, Trustee conveyed to PRLAP, Inc. as Trustee for the benefit of Bank of America, N.A.., 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 July 12, 2005 and recorded on July 15, 2005 in Instrument No. 20050715-0082253, 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 **U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust**; and

WHEREAS, U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20170717-0071429 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 June 29, 2017, July 6, 2017, and July 13, 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 July 25, 2017 at 10:00AM to the highest and best bidder for cash, at which sale U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $372,271.93; and

WHEREAS, U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust 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 U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust 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 U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, 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, TN, being Tract 3 according to an unrecorded survey by Robert J. Morris, dated October 10, 1987, and being more particularly described as follows to-wit:

Beginning at an iron pin at the southeast corner of the herein described tract also being the easterly point of the northern terminus of a 40' easement for ingress and egress to and from Burkitt Road, thence North 84 deg. 45 min. 28 sec. West 559.77 feet to an iron pin; thence North 4 deg. 04 min. 50 sec. East 438.94 feet to an iron pin; thence South 82 deg. 43 min. 12 sec. East 662.27 feet to an iron pin in the northeast corner of the herein described tract; also being the common corner between Tracts 3 and 4; thence South 17 deg. 53 min. 19 sec. West 425.63 feet to a point of beginning.

This being the same property conveyed to JESS ROSEN, as Trustee, with full power to transfer, convey, lease, mortgage or otherwise encumber without the joiner of any beneficiary by Warranty Deed dated July 12, 2005 and recorded July 15, 2005 in Instrument No. 20050715-0082252 in the Office of the Register of Deeds Davidson County, State of Tennessee.

Property commonly known as: 115 Gloryland Lane, Antioch, TN 37013.

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 28th day of July, 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: June 19, 2021

DEANNA BARBER NOTARY PUBLIC DEKALB COUNTY, GEORGIA

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 $372,271.93, 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 20th day of July, 2017.

Notary Public

My Commission Expires: June 19 2021

DEANNA BARBER NOTARY PUBLIC DEKALB COUNTY, GEORGIA

Brock & Scott File No.: 17-08685
Property Address: 115 Gloryland Lane, Antioch, TN 37013
Tax Parcel I.D. No.: 182 00 0 166.00
Property Owner and Tax Notices:
U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust
c/o Caliber Home Loans, Inc.
16745 West Bernardo Drive, Suite 300
San Diego, CA 92127