FILE NO.: RMS-14-05897

Bill Garrett Davidson County
Batch# 20970 DEEDTRS
11/01/2017 03:04:30 PM 5 pgs
Fees: $28.00 Taxes: $996.78
20171101-0112224

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
RMS-14-05897

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
First Guaranty Mortgage Corporation	First Guaranty Mortgage Corporation	058090A30000CO
5016 Parkway Plaza Blvd., Suite 200 Charlotte, NC, 28217	5016 Parkway Plaza Blvd., Suite 200 Charlotte, NC, 28217	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated September 22, 2011 and recorded October 3, 2011, at **Instrument Number 20111003-0076441**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **BRENDA D. BUCKNER and DAVID BRIAN BUCKNER** ("Borrower") conveyed to TITLE SOURCE, 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 September 22, 2011, (the "Note"), which obligation is presently held by **First Guaranty Mortgage Corporation**; 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 TITLE SOURCE, said appointment being set forth in **Instrument Number 20141222-0116745** 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 October 26, 2017, at 10:00 AM at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, such advertisement appearing in said newspaper on September 28, 2017, October 5, 2017, October 12, 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 October 26, 2017, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **First Guaranty Mortgage Corporation** at the price of **Two Hundred Sixty-Nine Thousand Three Hundred Ninety-Nine and 75/100 ($269,399.75)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Two Hundred Sixty-Nine Thousand Three Hundred Ninety-Nine and 75/100 ($269,399.75) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **First Guaranty Mortgage Corporation** ("Grantee"), 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 SITUATED IN THE CITY OF NASHVILLE IN THE COUNTY OF DAVIDSON IN THE STATE OF TN LOT NO. 300, ON THE PLAN OF JORDAN RIDGE AT EATON`S CREEK, PHASE 11 AS SHOWN ON PLAN OF RECORD IN INSTRUMENT NO. 20100126-0006479, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The source of title is recorded at Instrument Number 20110121-0005970, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 600 CHILDRESS CROSSING A/K/A 2600 JORDAN RIDGE DR, NASHVILLE, TN 37218.

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 27th day of October, 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, Valencia Reid, 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 at office in Peachtree Corners, Georgia, this 27th day of October, 2017.

Notary Public

VALENCIA M. REID NOTARY EXPIRES GEORGIA April 20, 2021 PUBLIC FULTON COUNTY, GA

My commission expires:

April 20, 2021

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $269,399.75.

WITNESS my hand this 27th day of October, 2017.

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

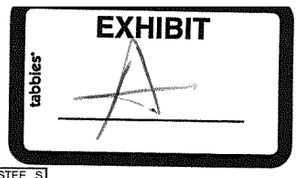
Sworn to and subscribed
before me this 27th day of October, 2017.

Notary Public

VALENCIA M. REID NOTARY EXPIRES GEORGIA April 20, 2021 PUBLIC FULTON COUNTY, GA

My commission expires:

April 20, 2021



Affidavit

IN THE MATTER OF
File Number **RMS-14-05897-5**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Zach Miller, being duly sworn, depose and say that I am an Authorized Agent of the Publisher of THE TENNESSEE TRIBUNE, and that the notice attached to this Affidavit has been regularly published in THE TENNESSEE TRIBUNE for 3 insertion(s) on the following date(s):

09/28/2017, 10/05/2017, 10/12/2017

Signed:
(affiant signature)

Subscribed and sworn before me this **12th day of October, A.D. 2017**

(notary signature)

My Commission expires: April 23, 2021

THOMAS A CATHEY
NOTARY
PUBLIC
STATE OF COLORADO

NOTICE OF SUBSTITUTE TRUSTEE S SALE WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated September 22, 2011, executed by BRENDA D. BUCKNER, DAVID BRIAN BUCKNER, conveying certain real property therein described to TITLE SOURCE, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded October 3, 2011, at Instrument Number 20111003-0076441; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to First Guaranty Mortgage Corporation who is now the owner of said debt; andWHEREAS, the undersigned,Rubin Lublin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Davidson County, Tennessee. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Rubin Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on **October 26, 2017 at 10:00 AM** at the Front Entrance of The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Davidson County, Tennessee, to wit:LAND SITUATED IN THE CITY OF NASHVILLE IN THE COUNTY OF DAVIDSON IN THE STATE OF TN LOT NO. 300, ON THE PLAN OF JORDAN RIDGE AT EATON'S CREEK, PHASE 11 AS SHOWN ON PLAN OF RECORD IN INSTRUMENT NO. 20100126-0006479, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.Parcel ID: 058090A30000COPROPERTY ADDRESS: The street address of the property is believed to be **600 CHILDRESS CROSSING A/K/A 2600 JORDAN RIDGE DR, NASHVILLE, TN 37218.** In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control. CURRENT OWNER(S): BRENDA D. BUCKNER, DAVID BRIAN BUCKNEROTHER INTERESTED PARTIES: Secretary of Housing and Urban DevelopmentThe sale of the above-described property shall be subject to all matters shown on any recorded plat; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose.THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.Rubin Lublin TN, PLLC, Substitute Trustee119 S. Main Street, Suite 500Memphis, TN 38103 www.rubinlublin.com/property-listings.php Tel: (877) 813-0992Fax: (404) 601-5846 Ad #123704 2017-09-28 2017-10-05 2017-10-12

True Copy Certification

I, Jeffrey C. Horn, 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, Valencia Reid, a Notary Public for this county and state, Jeffrey C. Horn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

11/01/2017
Date

Notary's Signature

VALENCIA M. REID
NOTARY
EXPIRES
GEORGIA
April 20, 2021
PUBLIC
FULTON COUNTY, GA

My Commission Expires: April 20, 2021
Notary' Seal (if on paper)