Bill Garrett Davidson County
Batch# 40483 DEEDTRS
12/21/2017 12:31:20 PM 3 pgs
Fees: $18.00 Taxes: $462.87
20171221-0130085

FILE NO.: 17-14264

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Shana M. Whitton, an unmarried woman conveyed to Roushi Pazouki as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for SWBC Mortgage Corporation, 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 September 30, 2011 and recorded on October 10, 2011 in Instrument No. 20111010-0078441, 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 **Tennessee Housing Development Agency**; and

WHEREAS, Tennessee Housing Development Agency, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20171004-0101502 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 November 9, 2017, November 16, 2017, and November 23, 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 November 30, 2017 at 10:00AM to the highest and best bidder for cash, at which sale Justin Rogers, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $125,100.00; and

WHEREAS, Justin Rogers 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 Justin Rogers 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 , 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, Tennessee, being Lot 266, SECTION 14, PEPPERTREE FOREST, as shown on plat of record in Plat Book 7900, Page 501, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Trustee's Deed from Shellie Wallace as Successor Trustee and Matthew Smith as Co-Trustee to The Secretary of Housing and Urban Development as recorded on the 25th day of August, 2010 in Instrument No. 20100825-0067114 and Warranty Deed from Baiz I. Hajibadri, unmarried to Phillip A. Adams, a single man as recorded on the 14th day of July, 2008 in Instrument No. 20080714-0071818, in the Register's Office of Davidson County, Tennessee.

Being the same properly conveyed to George Peterson, marred by Cash Deed for Tennessee from The Secretary of Housing and Urban Development, as recorded on the 25 day of April, 2011 in Instrument No. 20110425-0031275, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Shana M. Whitton, unmarried, by Warranty Deed from George Peterson, unmarried, as recorded this 10 day of October, 2011, in Instrument No. 201110100078440 in the Register's Office of Davidson County, Tennessee.

Property commonly known as: 4884 Peppertree Drive, 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 4 day of Dec, 2017.

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Patrick Taggart
Substitute Trustee

17-14264

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 $125,100.00, 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 4 day of Dec, 2017.

Notary Public

My Commission Expires: June 19, 2021

DEANNA BARBER NOTARY PUBLIC DEKALB COUNTY, GEORGIA

Brock & Scott File No.: 17-14264
Property Address: 4884 Peppertree Drive, Antioch, TN 37013
Tax Parcel I.D. No.: 16514015300
Property Owner and Tax Notices:
Justin Rogers
7051 HWY 70 SOUTH 315
Nashville, TN 37221