Karen Johnson Davidson County
Batch# 735452 DEEDTRS
10/13/2021 09:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211013-0137455

FILE NO.: 17-17721

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Arthur Ingram Jr. and Brenda W. Ingram conveyed to Jeffrey C. Horn as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Market Street 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 May 9, 2005 and recorded on May 17, 2005 in Instrument No. 20050517-0055707, 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 **Nationstar Mortgage LLC d/b/a Mr. Cooper**; and

WHEREAS, Nationstar Mortgage LLC d/b/a Mr. Cooper, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20200211-0015484 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 August 26, 2021, September 2, 2021, and September 9, 2021; 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 September 30, 2021 at 10:00 AM to the highest and best bidder for cash, at which sale Nationstar Mortgage LLC d/b/a Mr. Cooper, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $384,366.17; and





WHEREAS, the holder of the debt has assigned its interest in the said property to Federal National Mortgage Association, it successors and assigns; and

WHEREAS, Nationstar Mortgage LLC d/b/a Mr. Cooper 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 Nationstar Mortgage LLC d/b/a Mr. Cooper 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 Federal National Mortgage Association, 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 No. 281, on the Plan of Section Two, Apple Valley, a Residential Planned Unit Development. of record in Instrument Number 20031204-0174333, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Arthur Ingram Jr. and Brenda W. Ingram, Husband and Wife, by Warranty Deed from Lifestyle Home Builders, Inc., a Tennessee Corporation, as of record in Instrument Number 200505170055706, Register's Office for Davidson County, Tennessee.

Property commonly known as: 7309 Smokey Hill Road, 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/her hand, this 6 day of October, 2021.

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: September 3, 2024

KYLE S KOTAKE NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 03, 2024

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 $384,366.17, 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 6th day of October, 2021.

Notary Public

My Commission Expires: September 3, 2024

KYLE S KOTAKE NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 03, 2024

GOVERNMENT ENTITY—NO TRANSFER TAX REQUIRED

Brock & Scott File No.: 17-17721
Property Address: 7309 Smokey Hill Road, Antioch, TN 37013
Tax Parcel I.D. No.: 182120A04100CO
Maximum Principal Indebtedness for Tennessee Recordation Tax Purposes is $-0-.
Property Owner and Tax Notices:
Federal National Mortgage Association
5600 Granite Parkway
Building VII
Plano, TX 75024

TRUE COPY CERTIFICATION

I, PATRICK TAGGART, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 7, 2021.

Affiant Signature

Date: 10/7/2021

State of Georgia

County of Dekalb

Sworn to and subscribed before me this 7th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: September 3, 2024

KYLE S KOTAKE
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES SEPTEMBER 03, 2024