BILL GARRETT, Davidson County
Trans:T20110028896 DEEDTRS
Recvd: 05/16/11 09:53 5 pgs
Fees:23.00 Taxes:3912.75
20110516-0037154

Prepared and Recorded by:
RECONTRUST COMPANY, N.A.
4500 Amon Carter Blvd, TX2-979-02-10
Fort Worth, TX 76155

TS#:09 -0007170

ADDRESSES NEW OWNER(S) AS FOLLOWS			SEND TAX BILLS TO:			MAP PARCEL NUMBER
(NAME)			(NAME)			15916001400
BAC Home Loans Servicing, LP			BAC Home Loans Servicing, LP			
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
400 National Way SV-35			400 National Way SV-35			
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	
Simi Valley	CA	93065	Simi Valley	CA	93065	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the April 25, 2011, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated February 8, 2008, recorded on February 14, 2008, as Instrument No. 20080214-0014752, Register's Office for Davidson, Tennessee (the "Deed of Trust"), KATHY R ZEITLIN AND HUSBAND, TODD ZEITLIN (collectively "Borrower"),conveyed to ROBERT M WILSON, 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 February 8, 2008, (the "Note"); 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, BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, the Beneficiary under the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, Notice of the Right to Foreclose("Notice") was given in compliance with Tennessee law by the mailing a copy of the Notice to the parties at least sixty (60) days prior to the first publication of the Substitute Trustee's Sale.

WHEREAS, the undersigned, RECONTRUST COMPANY, N.A., was duly appointed as Substitute Trustee in the place and stead ROBERT M WILSON, said appointment being set forth on November 23, 2009, as Instrument No. 20091123-0107297 said Register's Office; and

WHEREAS, the Substitute Trustee caused the Notice of Substitute Trustee's Sale ("Notice of Sale") to be published as provided in the Deed of Trust and Note in the DAVIDSON AM that the Property would be sold on April 25, 2011, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on April 1, 2011, April 8, 2011 and April 15, 2011, a copy of such Notice of Sale sent to Borrower, the current owner of the Property, and all other parties who appeared to have any interest in the Property reflected in the records of the Register's Office of Davidson County, Tennessee, and following such Notice of Sale the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said Notice of Sale offered the Property for sale, and after opening the floor for competitive bids, sold said Property to BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP at the price of $1,057,500.00, this being the highest, last and best bid.

NOW, THEREFORE, RECONTRUST COMPANY, N.A., Substitute Trustee, in consideration of the premises and the sum of $1,057,500.00, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP ("Grantee"), its successors and assigns, all of my 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 IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 ON THE PLAN OF WOODWARD HILLS OF RECORD IN BOOK 9700, PAGE 900, AS AMENDED IN BOOK 11766, PAGE 32, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Property Address: **117 WOODWARD HILLS DR. , BRENTWOOD, TN 37027**

Borrower's source of title is that certain **QuitClaim Deed**, dated **2/8/2008**, given by **Todd Zeitlin Construction Co.** to **Kathy R. Zeitlin and husband, Todd Zeitlin** and recorded **2/14/2008 Instrument # 20080214-0014751**, said Register's Office. To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouses 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 (1) any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; (2) 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; (3) 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; (4) 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; (5) any governmental zoning and subdivision ordinances or regulations in effect thereon; (6) the accuracy of the Index Book of the said Register's Office; (7) Provided, however, that this conveyance is made subject to any right of redemption as provided for in 26 USC § 7425(d) which the Internal Revenue Service may have with respect to the Federal tax lien attached hereto, taking into account the fact that the Internal Revenue Service has been notified of the foreclosure sale pursuant to 26 USC § 7425(c).; and (8) 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 on the day and date first above written.

RECONTRUST COMPANY, N.A., as Substitute Trustee
By: Carolyn Holleman 4/29/11
Print Name: Carolyn Holleman
Title: AUTHORIZED SIGNER

STATE OF TEXAS)
COUNTY OF TARRANT)

Before me, J. Flores, of the state and county aforesaid, personally appeared Carolyn Holleman of RECONTRUST COMPANY, N.A., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be AUTHORIZED SIGNER of RECONTRUST COMPANY, N.A., a corporation, and that s/he as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by herself/himself as such officer.

April WITNESS my hand and seal at office in Fort Worth, TX this 29th day of April, 2011.

Notary Public

My commission expires:
10-28-13

J. FLORES
Notary Public, State of Texas
My Commission Expires
October 28, 2013

STATE OF TEXAS)
COUNTY OF TARRANT)

The actual consideration or value, whichever is greater, for this transfer is $1,057,500.00.

Carolyn Hallman 4/29/11
Affiant

Sworn to and subscribed before me this 29th day of April, 2011.

Notary Public

My commission expires:
10-28-13

J. FLORES
Notary Public, State of Texas
My Commission Expires
October 28, 2013

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4604

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
439144308

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Davidson County LIENFTL
Recvd: 04/25/08 13:15 1 pg:
Fees:12.00 Taxes:0.00
[redacted]
20080425-0042417

Name of Taxpayer TODD P ZEITLIN & KATHY R CLAYTON

Residence 419 BELLE POINTE DR
NASHVILLE, TN 37221-3463

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2005	XXX-XX-8758	11/27/2006	12/27/2016	41619.99

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 41619.99

This notice was prepared and signed at NASHVILLE, TN, on this,

the 17th day of April, 2008.

Signature K. A. Mitchell
for SHARONE WOODRUFF

Title
REVENUE OFFICER
(615) 250-5871

25-06-1710

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

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TN

Name and Address of Sender	Indicate type of mail	Check appropriate block for Registered Mail:	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.
RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 Simi Valley, CA 93063	☐ Registered ☐ Return Receipt ☐ Insured ☐ For Merchandise ☐ COD Int'l Recorded Del. ■ Certified ☐ Express Mail	☐ With Postal Insurance ☐ Without Postal Insurance	*POSTMARK AND DATE OF RECIEPT*

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee Remarks
1	7187 7930 3132 0504 3290	KATHY R ZEITLIN 117 Woodward Hills Pl Brentwood, TN 37027	$0.44	$5.54								09-0007170
2	7187 7930 3132 0504 3351	TODD ZEITLIN 117 Woodward Hills Pl Brentwood, TN 37027	$0.44	$5.54								09-0007170
3	7187 7930 3132 0504 3306	KATHY R ZEITLIN 117 WOODWARD HILLS DR BRENTWOOD, TN 37027-4236	$0.44	$5.54								09-0007170
4	7187 7930 3132 0504 3368	TODD ZEITLIN 117 WOODWARD HILLS DR BRENTWOOD, TN 37027-4236	$0.44	$5.54								09-0007170
5	7187 7930 3132 0504 3320	H&H ASSOCIATES, INC 1501 2ND AVE NORTH NASHVILLE, TN 37208	$0.44	$5.54								09-0007170

Total Number of Pieces Limited By Sender	Total Number of Pieces Recieved at Post Office	POSTMASTER, PER *(Name of receiving employee)*	The full declaration of value is required on all domestic and international registered mail. The Maximum indemnity payable for the reconstruction of non negotiable documents under Express Mail document reconstruction insurance is $500,000 per occurence. The maximum indemnity payable on Express Mail merchandise insurance is $500. The maximum indemnity payable is $25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual 913 and 914 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.
9			

PS Form 3877, April 1991

Form confirm2 (07/01)