Davidson County DEEDTRS
Recvd: 03/20/12 10:47 4 pgs
Fees:23.00 Taxes:245.31
20120320-0023496

This Instrument Prepared by:
Trustee Management Company
10975 El Monte, Suite 225
Overland Park, Kansas 66211
14953TN10

# SUBSTITUTE TRUSTEE'S DEED

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Fifth Third Bank, N.A.<br>5001 Kingsley Dr. MD: 1MOB-BW Cincinnati, OH 45227 | Fifth Third Bank, N.A.<br>5001 Kingsley Dr. MD: 1MOB-BW Cincinnati, OH 45227 | 128.13-0A-301.00 |

**WHEREAS,** by Deed of Trust dated December 15, 2006, and recorded in Instrument No. 20070205-0014854, Register's Office for Davidson County, Tennessee, Dorothy L. Cooley, unmarried, conveyed to Wade Lindsey, Trustee, for the benefit of Fifth Third Bank, N.A., the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

**WHEREAS,** the holder of the debt secured appointed Trustee Management Company as Successor Trustee by instrument recorded in Instrument No. 20110517-0037622, said Register's Office; and

**WHEREAS,** default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned, in conformity with the terms and provisions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

**WHEREAS,** the property contained no State Tax Lien(s) in Instrument No. none. The property contained no Federal Tax Lien(s) in Instrument No. none. The purchaser of the property is subject to redemption rights as provided under the applicable federal or state statute.

**WHEREAS,** in pursuance of said request of said beneficiary, the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on March 15, 2012 at the front door of the Davidson County Courthouse, in Davidson County, Tennessee; and

**WHEREAS,** at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Fifth Third Bank, N.A. was the highest and best bidder became the purchaser of said property at and for the sum of Sixty-Six Thousand Three Hundred and 00/100 ($66,300.00).

**NOW, THEREFORE,** in consideration of the premises, the undersigned, does hereby grant, bargain, sell and convey to the said Fifth Third Bank, N.A., ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE BEING KNOWN AS APARTMENT UNIT NO. 301 OF WESTFIELD CONDINIUMS CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6678, PAGE 771, AND AMENDED IN BOOK 6736, PAGE 110, AND FURTHER AMENDED IN BOOK 6831, PAGE 982, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT "C" OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF WESTFIELD CONDOMINIUM SET FORTH AS EXHIBIT "D" OF SAID AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 6831, PAGE 982, IN SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT. AND BEING MORE FULLY DESCRIBED IN INSTRUMENT 20110831-0067385 RECORDED ON 08/31/2011 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, TN.

Parcel ID No.:128.13-0A-301.00

More commonly known as: 301 Westfield Dr., Nashville, TN 37221

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

**Being the same property conveyed to Dorothy L. Cooley, unmarried in Deed recorded in Book 7248 Page 172 in the Register of Deeds for Davidson County, Tennessee.**

Notice has been provided under T.C.A. § 35-5-117.

**TO HAVE AND TO HOLD** the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee in fee simple forever, to whom the said Jeffrey J. Harms, for Trustee Management Company as Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under Trustee Management Company as such Successor Trustee, but not further or otherwise.

**IN WITNESS WHEREOF,** Jeffrey J. Harms, for Trustee Management Company as Successor Trustee, has caused this instrument to be executed this 20TH day of March, 2012.

Trustee Management Company

Jeffrey J. Harms

**STATE OF** Kansas
**COUNTY OF** Johnson

On this 20 day of March, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeffrey J. Harms,** for **Trustee Management Company**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Executive Vice President of Trustee Management Company, as Successor Trustee.

**WITNESS** my hand and Notarial Seal at office the day and year/first above written.

My Commission Expires:

RAMONA WELCH
NOTARY PUBLIC
STATE OF KANSAS
MY COMMISSION EXPIRES
March 18, 2014

Printed Name: Ramona Welch
Notary Public

**STATE OF** Kansas
**COUNTY OF** Johnson

The actual consideration or value of the property is $66,300.00.

For Trustee Management Company, (Affiant)

Subscribed and sworn to me this 20 day of March, 2012.

My Commission Expires:

RAMONA WELCH
NOTARY PUBLIC
STATE OF KANSAS
MY COMMISSION EXPIRES
March 18, 2014

Printed Name: Ramona Welch
Notary Public

14953TN10

# True Copy Certification

I Ramona Welch, do hereby make oath that I am 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.

Executed this the 20 day of March, 20 12

By: Ramona Welch

State of Kansas

County of Johnson

Before me, Lisa Phillips, on this the 20 day of March, 20 12, personally appeared Ramona Welch known to me to be the person whose name is subscribed to the within instrument and known to me and acknowledged to me that he/she executed said instrument for the purposes therein expressed, and as the act of said corporation.

Witness my hand and official seal

Notary Public

My Commission Expires:

LISA D. PHILLIPS
Notary Public - State of Kansas
My Appt. Expires 5/20/2012