PREPARED BY AND RETURN TO:
Tracy Sharp
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
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Davidson County DEEDTRS
Recvd: 10/15/12 11:42 4 pgs
Fees:23.00 Taxes:1179.38
20121015-0094164

Name: Stephen P. Nestor, Nicole L. Nestor
S&K#: 12-035444

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 5, 2003, recorded in Instrument No. 20030225-0024873 and modified at Instrument Number 200801240007453, in the Register's Office of Davidson County, Tennessee, Stephen P. Nestor and Nicole L. Nestor, husband and wife conveyed to Thomas F. Baker, IV, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, First Horizon Home Loans, a division of First Tennessee Bank National Association appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20120615-0052644, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and Notice of the Right to Foreclose has been timely given in compliance with Tennessee Code Annotated §35-5-117.

WHEREAS, First Horizon Home Loans, a division of First Tennessee Bank National Association requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice.

WHEREAS, in pursuance of said request by said First Horizon Home Loans, a division of First Tennessee Bank National Association, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on July 17, 2012, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; 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 at which time the said property was struck off and sold to First Tennessee Bank, whose address is 133 Peach Tree Street, Suite 3475, Atlanta, GA 30303, at and for the sum of $318,750.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, First Tennessee Bank, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by First Tennessee Bank the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said First Tennessee Bank, their successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in the Second Civil District of Nashville, Davidson County, Tennessee, to wit:

Lot Number 13 of Map A of record in Book 11001, Page 985, as modified herein below:

Beginning at an iron pin set in the Westerly margin of River Road, said pin being Northerly 441.75 feet along said margin from the common corner with John Heath, Jr. of record in Deed Book 1678, Page 217, Register's Office of Davidson County, Tennessee.

Thence, with said margin and a curve concave to the East having a central angle of 15 degrees 15 minutes 55 seconds a radius of 1175.92 and a chord of South 00 degrees 01 minutes 26 seconds East, 312.37 feet to an arc length of 313.30 feet to a point;

Thence North 82 degrees 20 minutes 37 seconds East, 5.00 feet to a point;

Thence South 07 degrees 39 minutes 24 seconds East, 110.41 feet to a point;

Thence, with a curve concave to the West having a central angle of 01 degrees 27 minutes 50 seconds, a radius of 691.20 feet and a chord of South 06 degrees 55 minutes 29 seconds East, 17.66 feet for an arc length of 17.66 feet to a point;

Thence, leaving River Road with Lot Number 12, North 81 degrees 48 minutes 13 seconds West, 1027.32 feet to an iron pin set;

Thence, with Lot Number 12, North 15 degrees 35 minutes 47 seconds West 251.98 feet to an iron pin set;

Thence, with Lot Number 11, North 19 degrees 33 minutes 54 seconds East 204.51 feet to an iron pin at the Southwest corner of Lot Number 14;

Thence, with Lot Number 14, South 81 degrees 48 minutes 13 seconds East 1004.45 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20030225-0024873, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20030225-0024873, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed at Book 11223, Page 485, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto First Tennessee Bank, their successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set its hand and seal this 1st day of August, 2012

Shapiro & Kirsch, LLP

By: Ashley M Jones
Ashley M. Jones
Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 1st day of August, 2012, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Kirsch, LLP, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires:

Notary Public

JOHN T. CATRON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $318,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Larry Chapman, Vice President
Affiant

Subscribed and sworn to before me on the date written above.

October 28, 2015
My commission expires:

Angela S. Howard
Notary Public

ANGELA S. HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

PROPERTY ADDRESS: 8469 River Road Pike (Per Deed of Trust), 7464 River Road Pike (Per Assessor of Property), Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
First Tennessee Bank
133 Peach Tree Street, Suite 3475, Atlanta, GA 30303

S&K File #12-035444
Map & Parcel -08900006300

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

COST OF PUBLICATION

First Insertion	[redacted]
Second Insertion	[redacted]
Third Insertion	[redacted]
Total	[redacted]

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **July 17, 2012 at 10:00 A.M. local time**, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee pursuant to Deed of Trust executed by Stephen P. Nestor and Nicole L. Nestor, husband and wife, to Thomas F. Baker, IV, Trustee, on February 5, 2003 at Instrument No. 20030215[illegible]4673; conducted by Shapiro & Kirsch, LLP Substitute Trustee, all of record in the Davidson County Register's Office.

Holder: First Horizon Home Loans, a division of First Tennessee Bank National Association

The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Described property located in the Second Civil District of Nashville, Davidson County, Tennessee, to wit:

Lot Number 13 of Map A of record in Book 11001, Page 985, as modified herein below.

Beginning at an iron pin set in the Westerly margin of River Road, said pin being Northerly 441.75 feet along said margin from the common corner with John Heath, Jr. of record in Deed Book 1678, Page 217, Register's Office of Davidson County, Tennessee.

Thence, with said margin and a curve concave to the East having a central angle of 15 degrees 15 minutes 55 seconds a radius of 1175.92 and a chord of South 00 degrees 01 minutes 26 seconds East, 312.37 feet to an arc length of 313.30 feet to a point;

Thence, North 82 degrees 20 minutes 37 seconds East, [illegible] feet to a point;

Thence, South [illegible] degrees [illegible] minutes 26 seconds East, [illegible] feet to a point;

Thence, with a curve [illegible] having a central angle of 01 degrees 27 minutes 50 seconds, a radius of 691.20 feet and a chord of South 06 degrees 55 minutes 29 seconds East, 17.66 feet for an arc length of 17.66 feet to a point;

Thence, leaving River Road with Lot Number 12, North 81 degrees 48 minutes 13 seconds West, 1027.32 feet to an iron pin set;

Thence, with Lot Number 12, North 15 degrees 35 minutes 47 seconds West 251.98 feet to an iron pin set;

Thence, with Lot Number 11, North 19 degrees 33 minutes 54 seconds East 204.51 feet to an iron pin at the Southwest corner of Lot Number 14;

Thence, with Lot Number 14, South 81 degrees 48 minutes 13 seconds East 1004.45 feet to the point of beginning.

Street Address: 8469 River Road Pike (Per Deed of Trust), 7464 River Road Pike (Per Assessor of Property), Nashville, Tennessee 37209

Parcel Number: 08900006300

Current Owner(s) of Property: Stephen P. Nestor and wife, Nicole L. Nestor

Other interested parties: First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans and First Tennessee Bank, N.A.

The street address of the above described property is believed to be 8469 River Road Pike (Per Deed of Trust), 7464 River Road Pike (Per Assessor of Property), Nashville, Tennessee 37209, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

All right of equity of redemption, statutory and otherwise, and homestead 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 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.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder, at their highest bid, will be deemed the successful bidder.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded at any time.

This office may be a debt collector. This may be an attempt to collect a debt and any information obtained may be used for that purpose.

Shapiro & Kirsch, LLP Substitute Trustee
www.kirschattorneys.com
Law Office of Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
Phone (901)767-5566
Fax (901)761-5690

File No. 12-035444
June 22, 29, July 6, 2012 Phl15113

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of the NASHVILLE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham and Dixon counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

June 22, 2012
June 29, 2012
July 6, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 6th day of **July 2012,** this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FIT

True Copy Certification

I, Jourdan Steward, 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.

Jadan Steward
Signature

State of Kansas

County of Johnson

Personally appeared before me, Stephanie Noblit a notary public for this county and state, Jourdan Steward, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stephanie Noblit
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

STEPHANIE NOBLIT
Notary Public
State of Kansas
My Commission Expires 2-26-2014