BILL GARRETT, Davidson County
Trans:T20130018686 DEEDTRS
Recvd: 03/07/13 09:56 6 pgs
Fees:33.00 Taxes:299.70

20130307-0022730

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

TS#:08-0090780

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) U.S BANK NATIONAL ASSOCIATION	(NAME) U.S BANK NATIONAL ASSOCIATION	105-10-0A-415.00
(STREET ADDRESS OR ROUTE NUMBER) 400 National Way	(STREET ADDRESS) 400 National Way	
(CITY) (STATE) (ZIP) Simi Valley, CA 93063	(CITY) (STATE) (ZIP) Simi Valley, CA 93063	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the February 25, 2013, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated April 7, 2006, recorded on April 13, 2006, as Instrument No. 20060413-0042584, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), GINA VISE, A SINGLE WOMAN (collectively "Borrower"),conveyed to ROBERT M. WILSON, JR, 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 April 7, 2006, (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, U.S BANK NATIONAL ASSOCIATION, AS TRUSTTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006 -CW2, 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, JR, said appointment being set forth on May 19, 2010, as Instrument No. 20100519-0038558 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 January 25, 2013, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on January 4, 2013, January 11, 2013 and January 18, 2013, 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 appeared and announced to to those assembled that the sale was postponed to February 25, 2013 at same time and place, and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On February 25, 2013 at the same time and place, the Substitute Trustee appeared and offered the Property for sale, and after opening the floor for competitive bids, sold said Property to U.S BANK NATIONAL ASSOCIATION, AS TRUSTTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006 -CW2 at the price of $81,000.00, 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 $81,000.00, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto U.S BANK NATIONAL ASSOCIATION, AS TRUSTTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006 -CW2 ("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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. D-15 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, Section 27—101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, Page 284, and as amended by First Amendment, of record in Book 11680, Page 193, Register's Office for Davidson County, Tennessee, including without limitation the By Laws appended thereto, of record in Book 11174, Page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums, as shown on the Exhibit Map to the First Amendment to the Master Deed, of record in Book 11680, Page 193, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Gina Vise, unmarried, by deed from Laura Dawn Skeen, Married as of record in Instrument No. 20060413-0042583, Register's Office for Davidson County, Tennessee.

Property Address: **2020 BEECH AVE, APT D15, NASHVILLE, TN 37204**

PARCEL # 105-10-0A-415.00

Borrower's source of title is that certain **QuitClaim Deed**, dated **06/09/2010**, given by **Kristy Seccia** to **Gina Vise** and recorded **6/9/2010 Instrument # 20100609-0044676 and QuitClaim Deed**, dated **12/11/2007**, given by **Gina Vise** to **Kristy Seccia** and recorded **12/12/2007 Instrument # 20071212-0143192 and Warranty Deed**, dated **04/07/2006**, given by **Laura D. Hamilton, married, f/k/a Laura Dawn Skeen** to **Gina Vise, an unmarried woman** and recorded **4/13/2006 Instrument # 20060413-0042583**, 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; and (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). (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: Wendi Abed-Rabbah 3/1/13
Print Name: Wendi Abed-Rabbah
Title: AVP

STATE OF TEXAS)
COUNTY OF TARRANT)

On March 1, 2013, before me Elsie Kroussakis, personally appeared Wendi Abed-Rabbah AVP, Recontrast Companies, NA., known to me (or proved to me on the oath of ——— or through ———) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL

Elsie Kroussakis
Notary Public's Signature

ELSIE KROUSSAKIS
Notary Public, State of Texas
My Commission Expires
October 14, 2015

STATE OF TEXAS)
COUNTY OF TARRANT)

The actual consideration or value, whichever is greater, for this transfer is $81,000.00.

Wendi Abed-Rabbah 3/1/13
Affiant Wendi Abed-Rabbah

Sworn to and subscribed before me this 1st day of March, 2013.

Elsie Kroussakis
Notary Public

My commission expires:
10-14-2015

ELSIE KROUSSAKIS
Notary Public, State of Texas
My Commission Expires
October 14, 2015

3592

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) 829-3903

Serial Number
637994010

For Optional Use by Recording Office

BILL GARRETT, Davidson County
Trans:T20100019609 LIENFTL
Recvd: 04/05/10 15:09 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20100405-0025258

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.

Name of Taxpayer GINA K VISE

Residence 252 CHEROKEE STATION DR
NASHVILLE, TN 37209-4970

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)
CIVP	12/31/2005	XXX-XX-8055	09/17/2007	10/17/2017	2167.34
CIVP	03/31/2006	XXX-XX-8055	09/17/2007	10/17/2017	21574.31
CIVP	06/30/2006	XXX-XX-8055	08/04/2008	09/03/2018	14063.14
CIVP	09/30/2006	XXX-XX-8055	09/17/2007	10/17/2017	16580.02
CIVP	12/31/2006	XXX-XX-8055	09/17/2007	10/17/2017	7912.09

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

Total $ 62296.90

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

the 25th day of March, 2010.

Signature R. A. Mitchell
for THERESA HARLEY

Title
ACS
(800) 829-3903

25-00-0008

(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

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 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	2019 *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
5	7187 7930 3132 4505 7783	KRISTY SECCIA 2020 BEECH AVE APT D15 NASHVILLE, TN 37204-2152	$0.45	$5.75								08-0090780
6	7187 7930 3132 4506 0363	IRS - TN INTERNAL REVENUE SERVICES ELLEN DOLBY 801 BROADWAY MDP53 NASHVILLE, TN 37203-3804	$0.00	$8.44								08-0090780
7	7187 7930 3132 4505 7769	KRISTY SECCIA 4173 TURNERS BEND GOODLETTSVILLE, TN 37072	$0.45	$5.75								08-0090780

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

PS Form 3877, April 1991

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 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 5594 7036	IRS - TN INTERNAL REVENUE SERVICES ELLEN DOLBY 801 BROADWAY MDP53 NASHVILLE, TN 37203-3804	$0.00	$8.44								08-0090780

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.
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PS Form 3877, April 1991