BILL GARRETT, Davidson County
Trans:T20130047616 DEEDTRS
Recvd: 06/07/13 09:45 4 pgs
Fees:23.00 Taxes:549.30
20130607-0057955

THIS INSTRUMENT PREPARED BY
& RETURN TO:
Morris|Hardwick|Schneider, LLC
200 Jefferson Avenue
Suite 1350
Memphis, TN 38103
678-298-2117 or 866-503-4930
File No.: TN-87000038-13

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 14, 2008, and recorded in the Register's Office of Davidson County, Tennessee, as Document Number 20080521-0051991, ("Deed of Trust"), Luis Gonzalez conveyed to Mattingly-Ford Title Services, LLC, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Nationstar Mortgage, LLC ; and

WHEREAS, Nationstar Mortgage, LLC , being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record as Document Number 20130410-0035365, in the Register's Office 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 April 12, 2013, April 19, 2013, and April 26, 2013 in The Davidson AM section of the Tennessean, by which advertisement the sale was held on May 2, 2013, Davidson County Courthouse, South Main door, One Public Square, Nashville, Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, all notices have been given as required by T.C.A. §35-7-117, if any; and

WHEREAS, at the time and place mentioned in said advertisement, York Trustee Services, LLC, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Nationstar Mortgage, LLC , being the highest, best and last bidder, became the purchaser of said property at and for the sum of $148,459.14; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Nationstar Mortgage, LLC , his/her successors and assigns;

WHEREAS, the owner and holder of said debt for which said property was sold 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;

NOW, THEREFORE, in consideration of the premises and of the payment by Nationstar Mortgage, LLC , as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned York Trustee Services, LLC, does hereby grant, bargain, sell and convey unto Nationstar Mortgage, LLC , 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. 609, ON THE PLAN OF CHEROKEE HILLS SECTION 6, OF RECORD IN BOOK 3842, PAGE 15, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 609 FRONTS 75.0 FEET ON THE NORTHEASTERLY MARGIN OF LUNA DRIVE AND EXTENDS BACK 183.3 FEET ON THE NORTHWESTERLY LINE AND 202.3 FEET ON THE SOUTHEASTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 90.4 FEET THEREON.

BEING THE SAME PROPERTY ACQUIRED BY LUIS E. GONZALEZ BY DEED DATED MARCH 1, 2006 OF RECORD IN INSTRUMENT NO. 200603140029196 IN THE OFFICE AFORESAID.

The property address is commonly known as 144 Luna Dr., Nashville, TN 37211, but is not part of this legal description.

Parcel Number: 14803012000

The last recorded Warranty Deed was filed of record at Instrument No. 20060314-0029196 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Nationstar Mortgage, LLC , his/her successors and assigns, forever, to whom the said. York Trustee Services, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, York Trustee Services, LLC, Substitute Trustee, has hereunto set his/her hand, this 5th day of June, 2013.

York Trustee Services, LLC

By: _____
Name: Justin Tanner
Title: Managing Member

State of Tennessee

County of Shelby

On this 5th day of June, 2013., before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Justin Tanner, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be an officer or authorized agent of York Trustee Services, LLC, the within named bargainor, being duly authorized, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation, company, or entity by himself or herself as such officer.

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

_____
Notary Public

My Commission Expires: 1-31-2016

KIMBERLY P. JONES
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Jan. 31, 2016
COUNTY OF SHELBY

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I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $148,459.14, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 5th DAY OF June, 2013.

Notary Public

My Commission Expires: 1-31-2016

KIMBERLY P. JONES
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Jan. 31, 2016
COUNTY OF SHELBY

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Parcel ID #: 14803012000

Mail Tax Notices To and Property Owner:
Nationstar Mortgage, LLC
350 Highland Drive
Lewisville, TX 75067