BILL GARRETT, Davidson County
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20130710-0071228

THIS INSTRUMENT PREPARED BY:
India Samuels
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

S&K:13-047073

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 22, 2003, recorded in Instrument No. 20030804-0110252, in the Register's Office of Davidson County, Tennessee, Leroy Osborne conveyed to First American Title Company, 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, the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20130425-0040985, 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 the holder requested said Substitute Trustee to, upon proper advertisement and notice, 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, the said property was by the Substitute Trustee, 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 June 11, 2013, 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 Daryl Spicer, whose address is 2007 Kimberly Drive, Mount Juliet, TN 37122, at and for the sum of $57,286.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Daryl Spicer, 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 Daryl Spicer 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 Daryl Spicer, his 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:

> The following tract of land in Davidson County, Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Hickory Bend Subdivision, Section 7, of record in Book 3600, page 29, Register's Office for Davidson County, Tennessee. Said Lot No. 22 fronts 61 feet along the curving northwesterly margin of Larchwood Drive and runs back 187.6 feet on it southerly side and 201.4 feet on its northeasterly side to a line at the rear measuring 90.22 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20030804-0110252, 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. 20030804-0110252, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quitclaim Deed, recorded in Instrument Number 20021127-0147013, 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. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

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 Daryl Spicer, his 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 2nd day of July, 2013.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

Michael A. Dennis

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 2nd day of July, 2013, before me, a Notary Public, in and for said State and County, personally appeared Michael A. Dennis, 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.

JAMIE LANGSTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires: _____ Notary Public

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 $57,286.00, 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 the date written above.

3/2/15
My commission expires:

Janell L. Johnson
Notary Public

JANELL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PROPERTY ADDRESS: 636 Larchwood Drive, Nashville, Tennessee 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Daryl Spicer
2007 Kimberly Drive, Mount Juliet, TN 37122

S&K File #13-047073 / CMI
Map & Parcel -097 09 0 003.00

RETURN TO:

2007 Kimberly DR

Mt Juliet TN 37122

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
Second Insertion
Third Insertion
Total

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **May 7, 2013 at 11:00 AM local time,** at the southwest door, the Adams Avenue entrance of the Shelby County Courthouse, Memphis, Tennessee, conducted by Shapiro & Kirsch, LLP Substitute Trustee, pursuant to Deed of Trust executed by Wilhelm Guggisberg, an unmarried person, to Kathryn L. Harris, Trustee, on November 15, 2002 at Instrument No. 02203659; all of record in the Shelby County Register's Office.

Owner of Debt: JPMorgan Chase Bank, National Association

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

Lot 518, Section G, Country Hills Subdivision, as shown on plat of record in Plat Book 138, Page 25, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Street Address: 1516 Beaver Trail Drive, Cordova, Tennessee 38016
Parcel Number: 096503 F00032
Current Owner(s) of Property: SDG Investments, LLC, A Tennessee Limited Liability Company
Other Interested parties: Country Hills Neighborhood Association, Inc., c/o Dinkelspiel, Rasmussen & Mink, PLLC, Country Hills Neighborhood Association, Inc. and Merrick Bank c/o John Buffaloe, Attorney

The street address of the above described property is believed to be 1516 Beaver Trail Drive, Cordova, Tennessee 38016, 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 referenced 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.

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.

Shapiro & Kirsch, LLP Substitute Trustee
www.kirschattorneys.com
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555 Perkins Road Extended, Second Floor
Memphis, TN 38117
Phone (901)767-5566
Fax (901)761-5690
File No. 13-046451
Mar. 1, 8, 15, 2013 Fid19889

PROOF OF PUBLICATION

THE DAILY NEWS PUBLISHING COMPANY, the Publisher of THE DAILY NEWS, a daily newspaper of general circulation printed in the City of Memphis, County of Shelby and State of Tennessee and distributed in Shelby County in Tennessee, states that the hereto attached publication appeared in THE DAILY NEWS on the following dates:

March 1, 2013
March 8, 2013
March 15, 2013

THE DAILY NEWS PUBLISHING COMPANY

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 15th day of **March 2013,** this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron J. Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

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