PREPARED BY AND RETURN TO:
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S&K:12-042853

BILL GARRETT, Davidson County
Trans:T20130070764 DEEDTRS
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20130816-0086291

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 5, 2008, recorded in Instrument No. 20080310-0023991, in the Register's Office of Davidson County, Tennessee, Sunday Greer and Shawn Greer, husband and wife conveyed to Nashville Title Insurance Co., 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 20130129-0009080, 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 property was by Substitute Trustee, 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 August 8, 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 OneWest Bank, FSB, whose address is OneWest Bank, FSB, 888 E. Walnut Street, Pasadena, California 91101, at and for the sum of $410,851.75, that being the highest and best bid offered; and,

WHEREAS, the said OneWest Bank, FSB has assigned its interests in the said property to Federal National Mortgage Association, its successors and assigns; and,

WHEREAS, the purchaser, being the holder of the indebtedness 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 OneWest Bank, FSB 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 Federal National Mortgage Association, its 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 described property located in the 8th Civil District of Davidson County, Tennessee, to-wit:

On the Westerly margin of Cub Creek Road and bounded on the South by Tract Number 3, on the West by Wright Properties, Inc., the North by Tract Number 5, and more particularly described as follows:

Commencing at an iron rod new, in the Westerly margin of Cub Creek Road, the Northeast corner of the Thomas L. Mundy (Book 9646, page 246, Register's Office of Davidson county, Tennessee) and the Southeast corner of Tract Number 1; thence with the margin of said road North 35 degrees 49 minutes 25 seconds East 347.15 feet to a point of curvature; thence with a chord bearing and a distance of North 45 degrees 06 minutes 29 seconds East 238.38 feet to a point of tangent; thence North 54 degrees 23 minutes 32 seconds East 187.82 feet to an iron rod new, the Northeast corner of Tract Number 3, the Southeast corner and point of beginning of this tract;

Thence leaving said road North 67 degrees 12 minutes 18 seconds West 832.45 feet to an iron rod new in the South line of the Wright Properties, Inc. (Book 5356, page 987, Register's Office of Davidson County, Tennessee) and the Northwest corner of Tract Number 3 and the Southwest corner of this tract; thence with the South line of Wright Properties, Inc. North 89 degrees 07 minutes 13 seconds East 425.20 feet to an iron post old; thence with the West line of Wright Property, Inc, North 10 degrees 17 minutes 57 seconds East, 190.18 feet to an iron rod, new; the

Southwest corner of Tract N 5 and the Northwest corner of this tract; thence with the South line of Tract Number 5 South 67 degrees 26 minutes 09 seconds East 631.79 feet to an iron rod new in the Westerly margin of Cub Creek Road; the Southeast corner of Tract Number 5 and the Northeast corner of this tract; thence with the margin of said road and a curve to the right having a radius of 454.05 feet, a length of 237.26 feet and a chord bearing and distance of South 39 degrees 25 minutes 22 seconds West 234.57 feet to a point of tangent; thence South 54 degrees 23 minutes 32 seconds West 153.61 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20080310-0023991, 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. 20080310-0023991, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20051109-0135665, 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 Federal National Mortgage Association, its 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 13 day of August, 2013.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 13th day of August, 2013 before me, a Notary Public, in and for said State and County, personally appeared Ashley Moore, 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.

11-14-2015
My commission expires:

Notary Public

DOROTHY A. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TENN
My Comm. Expires November 14, 2015

TAX EXEMPT TRANSACTION
TCA CODE 67-4-409

PROPERTY ADDRESS: 8422 Cub Creek Road, Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

S&K File #12-042853
Map & Parcel -077 00 0 082.00

COST OF PUBLICATION

First Inse tion
Second I ertion
Third Ins rtion
Tot: l

SUBSTITUTE TRUSTEE'S SALE

S at public auction will be on **August 8, 20 at 10:00 AM local time,** at the Davidso County Courthouse, South Main door, One ublic Square, Nashville, Tennessee, cond ed by Shapiro & Kirsch, LLP Substitute Trus pursuant to Deed of Trust executed by S y Greer and Shawn Greer, husband and e, to Nashville Title Insurance Co., Trust on March 5, 2008 at Instrument No. 2 080310 0023991; all of record in the Davi n County Register's Office.

P ty entitled to enforce security interest: OneW st Bank, FSB

T following real estate located in Davidso County, Tennessee, will be sold to the high call bidder subject to all unpaid taxes, prior s and encumbrances of record:

De. bed property located in Davidson Co y, Tennessee, and being more particular scribed in deed of record in Instrument N 0803 10023991; in the Register's Off of Davidson County, Tennessee

Pa Number: 077 00 0 082.00

Cu at Owner(s) of Property: Sunday Gr

T street address of the above described prop is believed to be 8422 Cub Creek Road nshville, Tennessee 37209, but such addr is not the legal description of the p erty's and in the event of any discr ncy, the legal description referenced here shall c

S ECT TO TENANT(S) RIGHTS IN P ESS

ght of redemption, statutory and otherwise homestead are expressly waiv in said Deed of Trust, and the title is belie to be good, but the undersigned will sell, convey only as Substitute Trustee.

The high bidder cannot pay the bid with ently hours of the sale, the next highest their highest bid, will be offered successful bidder.

The property is being sold with the express reser on that the sale is subject to confirmation; otherwise, the Trustee. This sale may be rescinded at any time.

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

File 120
Jul 19, Fil19391

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, Dixon, Wilson, Robertson, Rutherford, Sumner and Montgomery counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

July 12, 2013
July 19, 2013
July 26, 2013

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **26th** day of **July 2013,** the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that the 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.

WITNESS my hand and Official Seal at office this **26th day of July 2013.**

_____
Notary Public

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FIT

Department of Defense Manpower Data Center

Results as of : Jul-30-2013 07:09:39

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: GREER

First Name: SHAWN

Middle Name:

Active Duty Status As Of: Jul-30-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

Department of Defense Manpower Data Center

Results as of : Jul-30-2013 07:09:35

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: GREER

First Name: SUNDAY

Middle Name:

Active Duty Status As Of: Jul-30-2013

On Active Duty On Active Duty Status Date			
Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon search of the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual as of the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
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4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350-4000