BILL GARRETT, Davidson County
Trans:T20130078551 DEEDTRS
Recvd: 09/11/13 08:43 2 pgs
Fees:12.00 Taxes:0.00
20130911-0095693

RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296

TENNESSEE
MAP # 107-09-0-A-3.00CO

CARLA FUGATE
GREEN TREE: 68139161

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 26, 2007, and recorded in Instrument No. 20070502-0052310 in the Register's Office of Davidson County, Tennessee, Carla Louise Fugate, a single person, conveyed to Southland Title & Escrow Co., Inc., Trustee(s), 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 holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in REGISTERS INSTRUMENT NUMBER 20130808-0083111 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, 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 27, 2013, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of the Courthouse of Davidson County, Tennessee; 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 sale FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of THIRTY TWO THOUSAND SIX HUNDRED SEVENTY FIVE AND NO/100'S DOLLARS; 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, 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:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TN, DESCRIBED AS UNIT NO. 1021, BUILDING B OF CASTLEWOOD CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, LOCATED ON HAROLD DRIVE, NASHVILLE, TN, AS SHOWN ON THE PLAT OF CASTLEWOOD CONDOMINIUMS, CONDOMINIUM APARTMENTS, RECORDED IN PLAT BOOK 4660, PAGE 62, SAID REGISTER'S OFFICE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 4750, PAGE 426 AS AMENDED IN BOOK 5245, PAGE 663 AND BOOK 5246, PAGE 457, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF CASTLEWOOD CONDOMINIUMS, CONDOMINIUM APARTMENTS CONTAINED IN THE MASTER DEED RECORDED IN BOOK 4750, PAGE 426 AS AMENDED IN BOOK 5245, PAGE 663 AND BOOK 5246, PAGE 457, AND BY-LAWS RECORDED IN BOOK 4750, PAGE 434 AS AMENDED IN BOOK 5545, PAGE 619 AND BOOK 6426, PAGE 919, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN. THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

CARLA LOUISE FUGATE, a single person, her heirs and assigns, obtained title to the above referenced real estate by Deed of record in INSTRUMENT NO. 20070502-0052309, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the 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 Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

RECORDING APPOINTMENT OF SUBSTITUTE TRUSTEE	12.00
PUBLICATION EXPENSE	355.00
ATTORNEY'S FEES AND TRUSTEES FEES	900.00
CREDIT ON NOTE	31,408.00
	$32,675.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on August 27, 2013 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 27, 2013 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1021 HAROLD DRIVE
NASHVILLE, TN 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
P.O. Box 650043
Dallas, TX 75265-0043

Mortgagee: None

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $*****EXEMPT*****
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, August 27, 2013
NOTARY PUBLIC
MY COMMISSION EXPIRES

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-01-2016