RETURN TO:
THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103-1991
901-526-8296

BILL GARRETT, Davidson County
Trans:T20130083420 DEEDTRS
Recvd: 09/26/13 14:12 2 pgs
Fees:12.00 Taxes:0.00
20130926-0101294

Tennessee/VA
MAP # 098050A119.00

John Burnworth
M & T Bank: 0052692522
VA: #202060561398

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 31, 2009, and recorded in REGISTER'S INSTRUMENT NO. 20090901-0082005, in the Register's Office of Davidson County, Tennessee, John A. Burnworth and Jennifer Burnworth, Husband and Wife, conveyed to Scott K. Haynes 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 REGISTER'S INSTRUMENT NO. 20130715-0072632 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 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 13, 2013 at which time said sale was postponed and held on September 17, 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 time the said property was struck off and sold to LAKEVIEW LOAN SERVICING, LLC, a corporation, at and for the sum of ONE HUNDRED NINETY ONE THOUSAND SIXTY FOUR AND 78/100'S DOLLARS Dollars, that being the highest and best bid offered; and,

WHEREAS, the said LAKEVIEW LOAN SERVICING, LLC has assigned its interests in the said property to THE SECRETARY OF VETERANS AFFAIRS, his 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 LAKEVIEW LOAN SERVICING, LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Elizabeth Cash, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said SECRETARY OF VETERANS AFFAIRS, his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 128 ON THE PLAN OF HAMPTON HALL, SECTION FOUR OF RECORD IN PLAT BOOK 11700, PAGE 2, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

John Anthony Burnworth, his HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in Instrument No. 201208210075149, 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 said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto THE SECRETARY OF VETERANS AFFAIRS, his successors and assigns, in fee simple forever, to whom the said ELIZABETH CASH, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, 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	235.00
Attorney's Fees and Trustees Fees	600.00
Credit on Note	190,217.78
	$191,064.78

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 ELIZABETH CASH, Substitute Trustee, has on September 17, 2013 hereunto set her hand and seal.

Elizabeth A. Cash, Substitute Trustee

ELIZABETH CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 17, 2013, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared ELIZABETH CASH, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as Substitute Trustee and as her free act and deed.

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

Dixie Chambers

NOTARY PUBLIC

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

My Commission Expires:

NO TAX

PROPERTY ADDRESS
5660 Chestnutwood Trail,
Hermitage,TN 37076

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
VRM, ATTN: VA REO-VA TITLE DEPT
4100 INTERNATIONAL PKWY, SUITE 1000
CARROLLTON, TEXAS 75007

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS
$********EXEMPT********EXEMPT********EXEMPT*********
AFFIANT Elizabeth A. Cash
SUBSCRIBED AND SWORN TO BEFORE ME, September 17, 2013
NOTARY PUBLIC Dixie Chambers
MY COMMISSION EXPIRES _____

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