PREPARED BY AND RETURN TO:
India Samuels
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S&K:12-036070

Davidson County DEEDTRS
Recvd: 11/25/13 15:21 6 pgs
Fees:32.00 Taxes:0.00
20131125-0121063

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 1, 2006, recorded in Instrument No. 20060321-0032096, in the Register's Office of Davidson County, Tennessee, Kristine Michelle Carlton and Thomas Scot Carlton, wife and husband conveyed to Key Title & Escrow Services, 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 20131016-0108055, 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 November 19, 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 CitiMortgage, Inc., whose address is CitiMortgage, Inc., 1000 Technology Drive, O'Fallon, Missouri 63368-2240, at and for the sum of $153,268.81, that being the highest and best bid offered; and,

WHEREAS, the said CitiMortgage, Inc. 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 CitiMortgage, Inc. 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:

Described property located in Davidson County, Tennessee, to wit:

Tract 1: Being the Southwesterly part of Lot Number 62 on the Map of Haley's Subdivision of part of Block Number 5 in G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, Page 155, Register's Office for said County, being Lot Numbers 1, 2, and 3 of Block "A" on an unregistered Plan of Haley's Subdivision of part of Block Number 5 in G.T. Sheegog's Subdivision of Bordeaux.

According to said unregistered Plan, said Lot Numbers 1, 2 and 3 front together 90 feet on the Southeasterly side of Haley Avenue and run back 176.4 feet on the Northeasterly line and 180 feet on the Southwesterly line with the Northeasterly margin of Doak Avenue, to a dead line, measuring 90 feet thereon.

Tract 2: Being a small triangular portion of the Southerly part of the Northerly 25 feet of Lot Number 62 on the Plan of Hailey's Subdivision of part of Block Number 5 G.T. Sheegog's Subdivision of record in Book 547, Page 155, Register's Office for said County, and also being a small triangular portion of the Southerly part of Lot Number 4 on an unrecorded plan of a re-subdivision of certain Lots in G.T. Sheegog's Subdivision of record in Book 547, Page 115, said Register's Office, as prepared by James A. Hamilton, Jr., Surveyor, December 26, 1947; the said triangular portion being further described as follows:

Beginning at a point 25 feet Southerly from the Northerly line of Lot Number 62 on the G.T. Sheegog's Subdivision, said point being the Southeast corner of the property conveyed to Nathan Wall and wife, of record in Book 2139, Page 509, said Register's Office; thence, Northerly along the dividing line between Lot Number 31 and 62 on said Plan, 3.5 feet to a point; thence in a Northwesterly direction and at an angle bearing to the West 160 feet, more or less, to a point in the Northerly line of the property conveyed to Nathan Wall and wife, said point being the point at which the line would converge with the said



Northerly line of the property conveyed to Nathan Wall and wife, of record in Book 2139, Page 509, to the point of beginning.

Being the same property conveyed to Kristine Michelle Karlovic, a single woman and Thomas Scot Carlton, a single man by deed dated 2/18/05 and recorded on 3/7/05 from Maurice R. Partain and Billie Jean Partain, husband and wife, as tenants by the entireties of record in Instrument No. 20050307-0024714,
Register's Office for Davidson County, Tennessee.

The said Kristine Michelle Karlovic and Thomas Scot Carlton having since married, Kristine Michelle Karlovic is now known as Kristine Michelle Carlton.

Property Address is alternately listed as 1800 Hailey Avenue, Nashville, TN 37218 or as 1800 Haley Avenue, Nashville, TN 37218.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060321-0032096, 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. 20060321-0032096, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument Number 20050307-0024714, 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 21 day of November, 2013.

Shapiro & Kirsch, LLP

By: _____

Philip Brooks

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 21st day of November, 2013, before me, a Notary Public, in and for said State and County, personally appeared Philip Brooks, 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.

MY COMMISSION EXPIRES:
JANUARY 05, 2018

My commission expires: _____

Notary Public _____

HILARY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

TAX EXEMPT TRANSACTION
TCA CODE 67-4-409

PROPERTY ADDRESS: 1800 Hailey Avenue, Nashville, Tennessee 37218

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

S&K File #12-036070
Map & Parcel -081 01 0 038.00

COST OF PUBLICATION

First Insertion
Second Insertion
Third Insertion
Total

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on November 19, 2013 at 10:00 AM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, conducted by Shapiro & Kirsch, LLP Substitute Trustee, pursuant to Deed of Trust executed by Kristine Michelle Carlton and Thomas Scot Carlton, wife and husband, to Key Title & Escrow Services, Trustee, on March 1, 2006 at Instrument No. 20060321-0032096; all of record in the Davidson County Register's Office.

Party entitled to enforce security interest: CitiMortgage, Inc., its successors and assigns

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

Described property located in Davidson County, Tennessee, to wit:

Tract 1: Being the Southwesterly part of Lot Number 62 on the Map of Hailey's Subdivision of part of Block Number 5 in G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, Page 155, Register's Office for said County, being Lot Numbers 1, 2, and 3 of Block "A" on an unregistered Plan of Hailey's Subdivision of part of Block Number 5 in G.T. Sheegog's Subdivision of Bordeaux.

According to said unregistered Plan, said Lot Numbers 1, 2 and 3 front together 90 feet on the Southeasterly side of Hailey Avenue and run back 176.4 feet on the Northeasterly line and 180 feet on the Southwesterly line with the Northeasterly margin of Doak Avenue, to a dead line, measuring 90 feet thereon.

Tract 2: Being a small triangular portion of the Southerly part of the Northerly 25 feet of Lot Number 62 on the Plan of Hailey's Subdivision of part of Block Number 5 G.T. Sheegog's Subdivision of record in Book 547, Page 155, Register's Office for said County, and also being a small triangular portion of the Southerly part of Lot Number 4 on an unrecorded plan of a re-subdivision of certain Lots in G.T. Sheegog's Subdivision of record in Book 547, Page 110, said Register's Office, as prepared by James A. Hamilton, Jr., Surveyor, December 26, 1947; the said triangular portion being further described as follows:

Beginning at a point 25 feet Southerly from the Northerly line of Lot Number 62 on the G.T. Sheegog's Subdivision, said point being the Southeast corner of the property conveyed to Nathan Wall and wife, of record in Book 2139, Page 509, said Register's Office; thence, Northerly along the dividing line between Lot Number 31 and 62 be said Plan, 3.5 feet to a point; thence in a Northwesterly direction and at an angle bearing to the West 160 feet, more or less, to a point in the Northerly line of the property conveyed to Nathan Wall and wife, said point being the point at which the line would converge with the said Northerly line of the property conveyed to Nathan Wall and wife, of record in Book 2139, Page 509, to the point of beginning.

Property Address is alternately listed as 1600 Hailey Avenue, Nashville, TN 37218 or as 1800 Hailey Avenue, Nashville, TN 37218. Street Address: 1800 Hailey Avenue, Nashville, Tennessee 37218

Parcel Number: 081 01 0 038.00

Current Owner(s) of Property: Kristina Michelle Karlovic aka Kristine Michelle Carlton, a single woman and Thomas Scot Carlton, a single man

The street address of the above described property is believed to be 1800 Hailey Avenue, Nashville, Tennessee 37218, 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.

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 you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified/bank check. No personal checks will be accepted. To this end, you must bring sufficient funds to cover the bid(s) and any other fees. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered.

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
Law Office of Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
Phone (901)767-5566
Fax (901)761-5690

File No. 12-035070
Oct. 25, Nov. 1, 8, 2013 Fil20497

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

October 25, 2013
November 1, 2013
November 8, 2013

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **8th** day of **November 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 **8th** day of **November 2013.**

_____
Notary Public

NOTARY PUBLIC TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. APRIL 08, 2015

FIT

14

Department of Defense Manpower Data Center

Results as of : Nov-20-2013 07:43:38

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: CARLTON
First Name: KRISTINE
Middle Name: MICHELLE
Active Duty Status As Of: Nov-20-2013

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 : Nov-20-2013 07:43:44

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: CARLTON
First Name: THOMAS
Middle Name: SCOT
Active Duty Status As Of: Nov-20-2013

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
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Mary M. Snavely-Dixon

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

I, Oscie Bonner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Shelby

Personally appeared before me, Melissa Gilbert, a notary public for this county and state, (Oscie Bonner) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MELISSA GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Notary's Signature

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES AUGUST 01, 2016

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electric documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided.

(4) No county register shall be required to accept document transmitted electronically.