BILL GARRETT, Davidson County
Trans:T20130105701 DEEDTRS
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Fees:13.00 Taxes:135.42
20131219-0128181

This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WSC 1701-101787-FC

Tennessee
Map # 081-11-0-376.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 15, 2002, and recorded in Instrument Number 20020819-0099728 in the Register's Office of Davidson County, Tennessee, Lenetta M. Ostine, an unmarried person, conveyed to Gregg S. Murphy, 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 instument number 20130816-0086447 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 September 19, 2013 at which time said sale was postponed and held on December 5, 2013, at the Auction.com Room at the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201 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 Andy Regg, a single man, whose address is 1139 Kimberly Drive , Goodlettsville, TN 37072 being the highest and best bidder, became the purchaser of said property at and for the sum of THIRTY SIX THOUSAND SIX HUNDRED AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by Andy Regg, a single man 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 Andy Regg, a single man, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 273 on the plan of McGavock, Wetmore, and Others' Second Addition, called the Addition to the town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee. Said part of Lot No. 273 fronts 50 feet on the westerly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 to an alley.

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

Lenetta M. Ostine, unmarried, her heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20020819-0099727, 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 Andy Regg, a single man, his heirs 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.

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 December 5, 2013 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On December 5, 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
1607 14th Avenue North,
Nashville, TN 37208-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Andy Regg
1139 Kimberly Drive
Goodlettsville TN 37072

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,600.00
AFFIANT_____
SUBSCRIBED AND SWORN TO BEFORE ME, December 5, 2013
NOTARY PUBLIC_____
MY COMMISSION EXPIRES_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$36,600.00
Affiant
Subscribed and sworn before me this the
19 **Day of** Dec **, 20**13.
Kay Eldridge, **Deputy Register**