BILL GARRETT, Davidson County
Trans:T20130105913 DEEDTRS
Recvd: 12/19/13 16:00 2 pgs
Fees:13.00 Taxes:415.51
20131219-0128497

This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WSC 2154-109410-FC

Tennessee
Map # 086-14-0B-029

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 16, 2005, and recorded in Instrument No. 20050926-0115348 in the Register's Office of Davidson County, Tennessee, Alphonso R. Bodie, conveyed to Charles Patrick Flynn, Esq., 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 Instrument Number 20090202-0008644 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 November 19, 2013, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center 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 Daryl Spicer, married, whose address is 2007 Kimberly , Mt. Juliet, TN 37122 being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED TWELVE THOUSAND THREE HUNDRED ONE 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 Daryl Spicer, married 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 Daryl Spicer, married, 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:

A certain tract or parcel of land located in Davdison County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Fleetwood Subdivision, Phase One, being a planned unit development, of record in Plat Book 6900, Page 465, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. This covneyance is subject to all matters of record on plat in Plat Book 6900, Page 465, Register's Office for Davidson County. This conveyance is made subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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

Alphonso R. Bodie, his heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20050926-0115346, 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 Daryl Spicer, married, 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 November 19, 2013 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On November 19, 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
2921 Chapelwood Drive,
Hermitage, TN 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Daryl Spicer, married
2007 Kimberly
Mt. Juliet TN 37122

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,301.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, November 19, 2013
NOTARY PUBLIC Janell L Johnson
MY COMMISSION EXPIRES 3/2/15

JANELL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY