PREPARED BY AND RETURN TO:
India Samuels
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690

Davidson County DEEDTRS
Recvd: 01/03/14 08:13 4 pgs
Fees:22.00 Taxes:0.00
20140103-0000577

S&K:13-048725

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 15, 2008, recorded in Instrument No. 20080827-0087907, in the Register's Office of Davidson County, Tennessee, Mary Gordon, an unmarried woman, and Virgil Gordon, an unmarried man conveyed to Robert M. Wilson, 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20131120-0119790, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, 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, 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 December 12, 2013, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; 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, the Substitute Trustee cause a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, *et seq.*; 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 Nationstar Mortgage LLC, whose address is Nationstar Mortgage LLC, 350 Highland Dr., Lewisville, Texas 75067, at and for the sum of $144,986.70, that being the highest and best bid offered; and,

WHEREAS, the said Nationstar Mortgage LLC has assigned its interests in the said property to Federal Home Loan Mortgage Corporation, its successors and assigns; and,

WHEREAS, the purchaser 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 Nationstar Mortgage LLC 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 Home Loan Mortgage Corporation, 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:

Certain real property located in Davidson County, Tennessee, being more particularly described as follows; to-wit:

Land in Davidson County, Tennessee, being Units A and B on the Plan of V. Gordon Townhomes at Phillips, as established under Master Deed of record in Instrument No. 20060821-0102952, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for more particular description of said unit.

Being the same property conveyed from Virgi Gordon to Mary Gordon by deed recorded 7/18/2008, Instrument No. 200807180073820 in the Register's Office of Davidson County, Tennessee.

Address: 1411 Phillips Street A; Nashville, TN 37208
Tax Map or Parcel ID No.: 92-04-58

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20080827-0087907, 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. 20080827-0087907, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quitclaim Deed recorded in Instrument Number 20080718-0073820, 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. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

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 Home Loan Mortgage Corporation, 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 17 day of December, 2013.

Shapiro & Kirsch, LLP

By: _____

Ashley M. Jones

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 17th day of December, 2013, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, 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.

06/01/14
My commission expires:

_____
Notary Public

CLAIRE H. JULIAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SHELBY
MY COMM. EXP. JUNE 01, 2014

TAX EXEMPT TRANSACTION
TCA CODE 67-4-409

PROPERTY ADDRESS: 1411 Phillips Street Unit A, Nashville, Tennessee 37208
SECONDARY PROPERTY ADDRESS: 1411 A Phillips Street, Nashville, TN 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Home Loan Mortgage Corporation
2839 Paces Ferry Road NW
Suite 700
Atlanta, Georgia 30339

S&K File #13-048725
Map & Parcel -092 04 0 058.00

COST OF PUBLICATION

First Insertion
Second Insertion
Third Insertion
Total

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **December 12, 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 Mary Gordon, an unmarried woman and Virgil Gordon, an unmarried man, to Robert M. Wilson, Trustee, on August 15, 2008 at Instrument No. 20080827-0087907; all of record in the Davidson County Register's Office.

Party entitled to enforce security interest: Nationstar Mortgage LLC, 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:

Certain real property located in Davidson County, Tennessee, being more particularly described as follows; to-wit:

Land in Davidson County, Tennessee, being Units A and B on the Plan of V. Gordon Townhomes at Phillips, as established under Master Deed of record in Instrument No. 20060821-0102952, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for more particular description of said unit.

Being the same property conveyed from Virgil Gordon to Mary Gordon by deed recorded 7/18/2008, Instrument No. 20080718-0073820 in the Register's Office of Davidson County, Tennessee.

Address: 1411 Phillips Street A; Nashville, TN 37208

Tax Map or Parcel ID No.: 92-04-58

Street Address: 1411 Phillips Street Unit A, Nashville, Tennessee 37208

Secondary Property Address: 1411 A Phillips Street, Nashville, TN 37208

Parcel Number: 092 04 0 058.00

Current Owner(s) of Property: Mary Gordon, unmarried

Other interested parties: Preston Quirk c/o Joel D. Eckert, Bradley Arant Boult Cummings LLP

The street address of the above described property is believed to be 1411 Phillips Street Unit A, Nashville, Tennessee 37208, 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.

SALE IS SUBJECT TO ANY INTEREST THAT MAY EXIST IN UNRELEASED DEED OF TRUST OF RECORD AT INSTRUMENT NUMBER 20080825-0087091, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 outbid the lender and any other bidders. 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)767-6566
Fax (901)761-5690

File No. 13-048725
Nov. 1, 8, 15, 2013 FH20813

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:

November 1, 2013
November 8, 2013
November 15, 2013

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **15th** 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 **15th day of November 2013.**

_____
Notary Public

NOTARY PUBLIC OF SHELBY COUNTY, TENN.

FIT

15

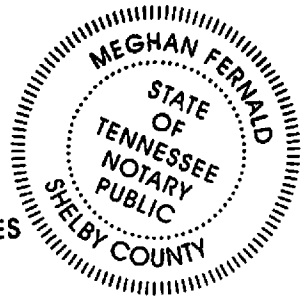
I, Oscie Bonner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Shelby

Personally appeared before me, Meghan Fernald, 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.



Notary's Signature

MY COMMISSION EXPIRES
OCTOBER 21, 2017

MY COMMISSION EXPIRES: _____

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.