PREPARED BY AND RETURN TO:
India Samuels
Shapiro & Kirsch, LLP
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Davidson County	DEEDTRS
Recvd: 01/13/14 10:43	4 pgs
Fees:22.00 Taxes:0.00	
20140113-0003122	

S&K:12-044048

Tennessee VA

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 28, 1994, recorded in Book 9301, Page 125; re-recorded in Book 9306, Page 565, in the Register's Office of Davidson County, Tennessee, Michael O. Wells and wife, Anne S. Wells conveyed to Harold Reeves, 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 20130221-0017296, 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 April 4, 2013 at 10:00 AM, at which time it was announced the sale adjournment to be held on May 23, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on June 27, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on August 15, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on December 19, 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 and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted 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 Secretary of Veterans Affairs of Washington, D.C, whose address is Residential Credit Solutions, Inc., 4708 Mercantile Drive, Fort Worth, Texas 76137, at and for the sum of $135,720.20, that being the highest and best bid offered; 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 Secretary of Veterans Affairs of Washington, D.C 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 Secretary of Veterans Affairs, an Officer of the United States of America, his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 60, Phase Three, Pinnacle Point Subdivision, of record in Book 6900, Pages 391-393 Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Book 9301, Page 125; re-recorded in Book 9306, Page 565, 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 Book 9301, Page 125; re-recorded in Book 9306, Page 565, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 9118, Page 387, 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 Secretary of Veterans Affairs, an Officer of the United States of America, his 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 3 day of January, 2014.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 30 day of January, 2014, before me, a Notary Public, in and for said State and County, personally appeared Hope Moore, 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.

11-14-15
My commission expires:

_____
Notary Public

DOROTHY L. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY, TENN.
My Comm. Expires November 14, 2015

TAX EXEMPT TRANSACTION
TCA CODE 67-4-409

PROPERTY ADDRESS: 808 Rocky Mountain Parkway, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Veterans Affairs, an Officer of the United States of America
Department of Veterans Affairs
VA Regional Loan Center
1700 Clairmont Road
Decatur, GA 30033-4032

S&K File #12-044048 / AAM
Map & Parcel -135 14 0A 117.00

COST OF PUBLICATION

First Insertion
Second Insertion
Third Insertion
Total

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **April 4, 2013 at 10:00 A.M. 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 Michael O. Wells and wife, Anne S. Wells, to Harold Reeves, Trustee, on March 28, 1994 at Book 9301, Page 125; re-recorded in Book 9306, Page 565; all of record in the Davidson County Register's Office.

Owner of Debt: Secretary of Veterans Affairs of Washington, D.C

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

Being Lot No. 60, Phase Three, Pinnacle Point Subdivision, of record in Book 6900, Pages 391-393 Register's Office for Davidson County, Tennessee.

Street Address: 808 Rocky Mountain Parkway, Antioch, Tennessee 37013

Parcel Number: 135 14 0A 117.00

Current Owner(s) of Property: Anne S. Wells and husband, Michael O. Wells

Other interested parties: Associates Financial Services Company of Tennessee, Inc. c/o Tina Gregory, Kevin Michael Trevino c/o Lewis L. Cobb, Spragins, Barnett, Guy, Cobb & Butler, Kevin Michael Trevino c/o Michael T. Tabor, Merkel & Tabor, Capital One Bank c/o Buffaloe & Associates, Pinnacle Point Homeowners Association, Pinnacle Point Homeowners Association and Piedmont Natural Gas

The street address of the above described property is believed to be 808 Rocky Mountain Parkway, Antioch, Tennessee 37013, 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.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

SALE IS SUBJECT TO UCC LIEN OF RECORD AT INSTRUMENT No. 20120109-0002011, 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 the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder, at their highest bid, will be deemed the successful bidder.

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
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File No. 12-044048
Mar. 1, 8, 15, 2013 FII17746

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

March 1, 2013
March 8, 2013
March 15, 2013

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 15th day of **March 2013,** this 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.

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FIT

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.

Notary's Signature

MELISSA GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES AUGUST 01, 2016

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.