BILL GARRETT, Davidson County
Trans:T20140002797 DEEDTRS
Recvd: 01/14/14 08:41 2 pgs
Fees:13.00 Taxes:224.20
20140114-0003470

RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296

Tennessee
Map # 134-14-0-017

Karen Sutton
NATIONSTAR: 0611020629

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 12, 2006, and recorded in Register's Instrument No. 20060426-0047927 in the Register's Office of Davidson County, Tennessee, Karen R. Sutton, a married woman, joined by her spouse, James A. Sutton, wife and husband, as joint Tenants with right of survivorship and not as Tenants in Common, conveyed to CTC Realestate Service, 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 REGISTER'S INSTRUMENT NO: 20131205-0124011 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 January 7, 2014, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of the Courthouse 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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE GSAA HOME EQUITY TRUST 2006-11, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of SIXTY THOUSAND FIVE HUNDRED NINETY FIVE AND NO/100'S DOLLARS; 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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE GSAA HOME EQUITY TRUST 2006-11 of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, ELIZABETH A. CASH, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE GSAA HOME EQUITY TRUST 2006-11, 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:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT: A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT 59, ON THE PLAN OF LUNE HEIGHTS, SECTION THREE, OF RECORD IN BOOK 2900, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

Karen R. Sutton and James A. Sutton, wife and husband, as joint tenants with right of survivorship and not as tenants in common, (HIS/HER/THEIR) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20060426-0047926, 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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE GSAA HOME EQUITY TRUST 2006-11, its successors and assigns in fee simple forever, to whom the said ELIZABETH A. CASH, 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.

The said Substitute Trustee has applied the consideration as follows:

RECORDING APPOINTMENT OF SUBSTITUTE TRUSTEE	12.00
PUBLICATION EXPENSE	304.00
ATTORNEY'S FEES AND TRUSTEES FEES	550.00
CREDIT ON NOTE	59,729.00
	$60,595.00

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 ELIZABETH A. CASH, Substitute Trustee, has on January 7, 2014 hereunto set his hand and seal.

Elizabeth A. Cash Substitute Trustee

ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 7, 2014 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared ELIZABETH A. CASH 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.

Dixie Chambers

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
3338 Johnakin Drive
Nashville, TN 37211-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

DEUTSCHE BANK NATIONAL TRUST COMPANY
c/o Nationstar Mortgage LLC
350 Highland Dr
Lewisville, TX 75067

Mortgagee: None

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$60,595.00**
AFFIANT Elizabeth A. Cash
SUBSCRIBED AND SWORN TO BEFORE ME, January 7, 2014
NOTARY PUBLIC Dixie Chambers
MY COMMISSION EXPIRES

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016