BILL GARRETT, Davidson County
Trans:T20140003466 DEEDTRS
Recvd: 01/16/14 08:52 3 pgs
Fees:18.00 Taxes:532.32
20140116-0004314

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 # 059000088.00

James Simpson
NATIONSTAR: 0609905005

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 8, 2006, and recorded in Register's Instrument No. 20060918-0114922 in the Register's Office of Davidson County, Tennessee, James H. Simpson, Jr. and Sheronda R. Simpson, conveyed to Bluegrass Title Company, 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: 20131204-0123359 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 U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A. AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MLMI TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-SD1, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED FORTY THREE THOUSAND EIGHT HUNDRED SEVENTY 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 U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A. AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MLMI TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-SD1 of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, ELIZABETH CASH, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A. AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MLMI TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-SD1, 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:

SEE ATTACHED LEGAL.

James H. Simpson, Jr. and Sheronda R. Simpson, as tenants with right of survivorship, (HIS/HER/THEIR) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20060309-0027387, 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 U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A. AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MLMI TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-SD1, its successors and assigns in fee simple forever, to whom the said ELIZABETH 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	550.00
ATTORNEY'S FEES AND TRUSTEES FEES	550.00
CREDIT ON NOTE	142,758.00
	$143,870.00

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

Elizabeth Cash, Substitute Trustee
ELIZABETH 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 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
673 Ewing Drive
Nashville, TN 37207-3104

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

U.S. BANK, NATIONAL ASSOCIATION
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 $143,870.00
AFFIANT Elizabeth 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

LEGAL DESCRIPTION

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS TO-WIT: BEING PART OF LOT NO. 18 ON THE UNRECORDED MAP OF THE SUBDIVISION OF PART OF THE MARSHALL WATERS LAND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE MAY 15, 1960, BY RICHARD B OMOHUNDRO, ENGINEER, AS FOLLOWS: BEGINNING AT A POINT AT THE NORTHEASTERLY INTERSECTION OF KNIGHT ROAD AND EWING DRIVE, SAID POINT BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBE; THENCE ALONG THE SAID MARGIN OF KNIGHT ROAD, NORTH 3 DEG EAST 55 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF EWING CREEK; THENCE ALONG THE SAID CENTER OF EWING CREEK, NORTH 65 DEG 44 MIN EAST 549.0 FEET, MORE OR LESS, TO A POINT; THENCE CONTINUING WITH THE CENTERLINE OF EWING CREEK, NORTH 38 DEG 30 MIN EAST 299.6 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF THE W.D. THOMPSON LAND; THENCE ALONG THE WESTERLY LINE OF THE W.D. THOMPSON LANDS, SOUTH 3 DEG 30 MIN WEST 392.4 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF EWING DRIVE; THENCE ALONG THE SAID MARGIN OF SAID DRIVE AND HAVING A CHORD BEARING OF SOUTH 81 DEG 28 MIN WEST 234.0 FEET TO A POINT; THENCE CONTINUING ALONG THE SAID MARGIN OF SAID DRIVE, SOUTH 78 DEG 28 MIN WEST 443.6 FEET TO THE POINT OF BEGINNING. INCLUDED BUT EXPRESSLY EXCLUDED: A RIGHT OF WAY ACQUISITION OF RECORD IN DOCUMENT NO. 20031126-171962 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY RIGHT OF WAY OF KNIGHT DRIVE APPROXIMATELY AT STATION 10+22.01, 24.99 FEET + LET OF THE SURVEY CENTERLINE AS SHOWN ON ROAD IMPROVEMENT PLANS A KNIGHT DRIVE & EWING DRIVE, AS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (PROJECT NO. 042-036), SAID POINT BEING THE INTERSECTION OF THE EXISTING EASTERLY RIGHT-OF-WAY OF KNIGHT DRIVE WITH THE NORTHERLY RIGHT-OF-WAY OF EWING DRIVE; SAID POINT ALSO BEING A CORNER OF THE RALPH A. & VELLMA E. EDWARDS PROPERTY RECORDED IN DOCUMENT NO. 20031126-171962, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID PROPERTY BEING PARCEL 59 ON MAP 88, IN DAVIDSON COUNTY, PROPERTY ASSESSOR'S OFFICE; THENCE WITH SAID EXISTING RIGHT-OF-WAY OF KNIGHT DRIVE, NORTH 09 DEG 41' 14" EAST, 48.22 FEET TO A POINT; THENCE LEAVING SAID EXISTING RIGHT-OF-WAY, AND WITH A NEW LINE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 108 DEG 03' 21", A RADIUS OF 35.00 FEET, A TANGENT OF 48.22 FEET AND AN ARC LENGTH OF 66.01 FEET TO A POINT, SAID POINT BEING IN THE EXISTING RIGHT-OF-WAY OF EWING DRIVE, SOUTH 81 DEG 37' 53" WEST 48.22 FEET TO THE POINT OF BEGINNING AND CONTAINING THEREIN 532.67 SQUARE FEET OR 0.012 ACRES MORE OR LESS.

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