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

BILL GARRETT, Davidson County
Trans:T20140005836 DEEDTRS
Recvd: 01/27/14 08:56 2 pgs
Fees:12.00 Taxes:0.00
20140127-0007055

TENNESSEE/FHA
MAP: #070-06-0-025.00

NICHOLE GILBERT
NATIONSTAR 0604612515
FHA: #483-4081390-703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 2, 2009, and recorded in INSTRUMENT NO. 20090205-0010061, in the Register's Office of Davidson County, Tennessee, Nichole P. Gilbert, umarried, conveyed to Matt B. Murfree 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 REGISTERS INSTRUMENT NUMBER 20130823-0088983 in the Register's Office of Davidson County, Tennessee; 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 September 17, 2013, 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 time the said property was struck off and sold to NATIONSTAR MORTGAGE, LLC, a corporation, at and for the sum of ONE HUNDRED NINE THOUSAND SIX HUNDRED AND NO/100'S DOLLARS, that being the highest and best bid offered; and,

WHEREAS, the said NATIONSTAR MORTGAGE, LLC has assigned its interests in the said property to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., his successors and assigns; 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 NATIONSTAR MORTGAGE, LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Elizabeth A. Cash, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., her 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:

BEING IN THE 13TH, FORMERLY THE 23RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE UNRECORDED SUBDIVISION OF THE J.S. SPURLOCK LANDS OF WEST TRINITY LANE, DESCRIBED PARTLY ACCORDING TO A SURVEY MADE BY ERLE DRAKE, COUNTY SURVEYOR, NOVEMBER 20 1935 AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF WEST TRINITY LANE, FORMERLY YOUNGS LANE AS NOW WIDENED AT THE INTERSECTION OF THE NORTHERLY MARGIN OF SAID LANE AND THE WESTERN BOUNDARY LINE OF LOT NO. 2 OF SAID SUBDIVISION CONVEYED TO J.P. PURVIS AND WIFE, BY ASBERY MARTIN AND WIFE BY DEED OF RECORD IN BOOK 1306, PAGE 428, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID PURVIS BOUNDARY LINE NORTH 14 1/4° WEST 230 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY MARGIN OF SAID LANE 90 FEET; THENCE SOUTH 14 1/4° EAST 230 FEET IN THE NORTHERLY MARGIN OF SAID LANE; THENCE WITH THE NORTHERLY MARGIN OF SAID LANE, EASTERLY 90 FEET TO THE BEGINNING. INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE THE PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY RECORDED DECEMBER 11, 1990 IN BOOK 8255, PAGE 212, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

Nichole P. Gilbert, unmarried, her HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in Instrument No. 20090205-0010060, 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 said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., his 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 her, 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	350.50
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	108,637.50
	$109,600.00

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, on September 17, 2013 has hereunto set her hand and seal.

Elizabeth A. Cash Substitute Trustee

ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 17, 2013, 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 she executed the same as Substitute Trustee and as her 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:

NO TAX

PROPERTY ADDRESS
1201 West Trinity Lane
Nashville, TN 37218-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Department of HUD
Michaelson, Connor & Boul
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108-1837

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$*******EXEMPT********EXEMPT********EXEMPT********
AFFIANT Elizabeth A. Cash
SUBSCRIBED AND SWORN TO BEFORE ME, September 17, 2013
NOTARY PUBLIC Dixie Chambers
MY COMMISSION EXPIRES _____

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