THIS INSTRUMENT PREPARED BY:
India Samuels
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

S&K:13-053515

BILL GARRETT, Davidson County
Trans:T20140013198 DEEDTRS
Recvd: 02/25/14 14:59 3 pgs
Fees:18.00 Taxes:444.00
20140225-0016188

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 14, 2008, recorded in Instrument No. 20081205-0117905, in the Register's Office of Davidson County, Tennessee, Randy Hunter, 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 20131125-0121074, 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 January 16, 2014, at the Auction.com Room of the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201, 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 WRI Nashville Residential Fund II, LLC, whose address is 522 Uptown Square, Murfreesboro, TN 37129, at and for the sum of $120,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, WRI Nashville Residential Fund II, LLC, 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 WRI Nashville Residential Fund II, 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 WRI Nashville Residential Fund II, LLC, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Cane Ridge, County of Davidson, State of Tennessee, to-wit:

> Being Lot No. 124, on the plan of Cane Ridge Farms Subdivision, Phase 3, Section I, as the same appears of record in Instrument No. 20070703-0079200, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.
>
> Being the same property conveyed to Randy Hunter, an unmarried man by deed from Greenvale Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20081205-0117904, said Register's Office.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20081205-0117905, 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. 20081205-0117905, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed recorded at Instrument Number 20130130-0009620, 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 WRI Nashville Residential Fund II, LLC, 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 28th day of January, 2014.

Shapiro & Kirsch, LLP

By: Budget Cole

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 28th day of January, 2014, before me, a Notary Public, in and for said State and County, personally appeared Budget Cole, 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.

11-4-15
My commission expires:

Notary Public

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

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

6-18-17
My commission expires:

Notary Public

JESSICA S. MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

PROPERTY ADDRESS: 2053 Leefield Drive, Cane Ridge, Tennessee 37013
SECONDARY PROPERTY ADDRESS: 2053 Leefield Drive, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
WRI Nashville Residential Fund II, LLC
522 Uptown Square, Murfreesboro, TN 37129

S&K File #13-053515 / CXE
Map & Parcel -174 11 0A 545.00

RETURN TO:

WRI Nashville
522 Uptown Sq.
Murfreesboro, TN 37129

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

COST OF PUBLICATION

First Insertion [redacted]
Second Insertion
Third Insertion
Fourth Insertion
Fifth Insertion
Total

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **January 28, 2014 at 10:00 AM local time**, at the Auction.com Room of the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201, conducted by Shapiro & Kirsch, LLP Substitute Trustee, pursuant to Deed of Trust executed by Randy Hunter, an unmarried man, to Robert M. Wilson, Trustee, on November 14, 2008 at Instrument No. 20081205-0117905, 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 cash bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Being Lot No. 124, on the plan of Cane Ridge Farms Subdivision, Phase 3, Section I, as the same appears of record in Instrument No. 20070703-0079200, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Street Address: 2053 Leefield Drive, Cane Ridge, Tennessee 37013

Secondary Property Address: 2053 Leefield Drive, Antioch, TN 37013

Parcel Number: 174 11 0A 645.00

Current Owner(s) of Property: Randy Hunter and wife, Stephanie L. Hunter, as tenants by the entirety

Other Interested parties: Cane Ridge Farms Homeowners Association, Inc.

The street address of the above described property is believed to be 2053 Leefield Drive, Cane Ridge, 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.

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.auction.com
Law Office of Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
Phone (901)767-8566
Fax (901)761-5690

File No. 13-053515
Nov. 1, 8, 15, 22, 29, 2013 FI20581

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
November 22, 2013
November 29, 2013

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **29th** 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 **29th** day of **November 2013.**

_____ Notary Public

TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. APRIL 08, 2015

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