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

S&K:13-055331

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 19, 2007, recorded in Instrument No. 20070425-0049365, in the Register's Office of Davidson County, Tennessee, Charyl L. Medley, a single person, and Daphne L. Claud, a single person conveyed to Superior Title Company, Inc., 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 20140114-0003438, 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 property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the Nashville Ledger, such advertisement appearing in said newspaper on January 3, 2014, January 10, 2014, and January 17, 2014, by which advertisement the sale was appointed to be held on February 4, 2014, 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 Andy Regg, whose address is 1139 Kimberly Drive, Goodlettsville, TN 37072, at and for the sum of $70,100.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Andy Regg, 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 Andy Regg 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 Andy Regg, his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Situated and being in, County of Davidson, State of Tennessee, and being known and designated as Lot No. 55 on the Plan of Resubdivision of Lots 12-13 & 54-56, Meadow Bend Subdivision, Section Three, as shown by plat of record in Book 6200, page 450, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Property commonly known as 1557 Meadow Bend Drive, Madison, TN 37115

BEING all of the same property conveyed to Charyl L. Medley, a single person and Daphne L. Claud, a single person by Quitclaim Deed from Charyl L. Medley, a single person, executed April 19, 2007 and filed of record in Instrument No. 20070425-0049364, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Charyl L. Medley, a single person by Quitclaim Deed from Larry W. Medley, married, executed November 15, 2004 and filed of record in Instrument No. 20050216-0017516, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Larry W. Medley and wife, Charyl L. Medley by Warranty Deed from Linda Ann Ruzickza, unmarried, executed April 11, 1992 and filed of record in Book 8604, page 912, said Register's Office.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070425-0049365, 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. 20070425-0049365, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed recorded at Instrument Number 20100212-0011071, 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.

SALE IS SUBJECT TO ANY INTEREST THAT MAY EXIST IN UNRELEASED JUDGMENT OF RECORD AT INSTRUMENT NO. 20040722-0087871, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 Andy Regg, 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 6 day of February, 2014.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 6th day of FEBRUARY, 2014, before me, a Notary Public, in and for said State and County, personally appeared PHILIP BROOKS, 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.

MY COMMISSION EXPIRES
JANUARY 05, 2015
My commission expires:

_____
Notary Public

MEGAN HANNA
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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 $70,100.00, 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.

_____
My commission expires:

_____
Notary Public

PROPERTY ADDRESS: 1557 Meadow Bend Drive, Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Andy Regg
1139 Kimberly Drive, Goodlettsville, TN 37072

S&K File #13-055331 / WFX
Map & Parcel -052 08 0 168.00

RETURN TO:

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 70,100
_____ **Affiant**
Subscribed and sworn before me this the
26 **Day of** Feb, **20**14.
_____ **Deputy Register**

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