RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WSC #7090-0107323-FC

BILL GARRETT, Davidson County
Trans:T20140014974 DEEDTRS
Recvd: 03/05/14 09:46 7 pgs
Fees:38.00 Taxes:2001.09
20140305-0018378

Tennessee
Map # 116-07-0-131.00

Bradley Bolton
NATIONSTAR

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 14, 2005, and recorded in Register's Instrument 20051020-0126408 in the Register's Office of Davidson County, Tennessee, Teresa B. Bolton and husband, Bradley M. Bolton, conveyed to PRLAP, INC., 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. 20130826-0089387 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 October 15, 2013 at which time said sale was postponed and held on March 4, 2014, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center 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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR7, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of FIVE HUNDRED FORTY THOUSAND EIGHT HUNDRED THIRTY FOUR 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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR7 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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR7, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49, ON THE PLAN OF HILLWOOD ESTATES, SECTION 5, AS OF RECORD IN BOOK 2133, PAGE 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

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

Teresa B. Bolton and husband, Bradley M. Bolton, (HIS/HER/THEIR) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20020710-0083072, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

Proper notice of this sale has been made to the Internal Revenue Service and the State of Tennessee and this sale is made subject to the redemption rights of the Internal Revenue Service and the State of Tennessee.

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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR7, 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.

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 March 4, 2014 hereunto set his hand and seal.

ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 4, 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.

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
6010 Dunham Springs Road,
Nashville, TN 37205-1302

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

THE BANK OF NEW YORK MELLON
c/o NationStar Mortgage
350 Highland Drive
Lewisville, TX 75067

Mortgagee: None

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,834.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, March 4, 2014
NOTARY PUBLIC
MY COMMISSION EXPIRES

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

WEISS SPICER CASH, PLLC

ATTORNEYS AT LAW

ARNOLD M. WEISS
VALERIE ANN SPICER
ELIZABETH ANN CASH

208 ADAMS AVENUE
MEMPHIS, TN 38103-1991

TELEPHONE: 901-526-8296
FACSIMILE: 901-526-3061
WEB: WWW.WEISS-SPICER.COM

MEMBER FANNIE MAE
RETAINED ATTORNEY NETWORK

September 11, 2013

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
District Director of the Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203
ATTN: Chief, Special Procedures Staff

Re: Serial # 534424509 & 586928209
Bradley & Teresa Bolton
6010 Dunham Springs Road
Nashville, TN 37205-1302
Loan #0611246984

Dear Sir:

We represent THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR7 the owner and holder of a first deed of trust covering the property municipally described in the above caption. A xerox copy of the instrument which, as you will notice, is of record in Register's Instrument 20051020-0126408, Davidson County Register's Office, is enclosed. The indebtedness secured by the deed of trust is in default and, accordingly, consistent with the terms and conditions of the instrument, the principal balance and interest due have been accelerated and the foreclosure sale is scheduled for October 15, 2013 at 12:00 PM at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of the Courthouse, Nashville, Davidson County, Tennessee, at which time the property will be sold at the public outcry to the highest and best bidder for cash. The principal balance of our client's debt is $478,206.70, plus interest at the rate of 6.75% per annum from June 1, 2013 and the foreclosure fees and expenses incurred.

Xerox copies of your forms 668 of record in Instrument Nos. 20090420-0035424 & 20091012-0094546, Register's Office of Davidson County, Tennessee, are enclosed.

Yours very truly,

Arnold M. Weiss

ARNOLD M. WEISS

AMW:jc
Enclosure

THE WALZ CERTIFIED MAILER™ FROM **WALZ™**

FORM #3583 VERSION: 01/13
U.S. PAT. NO. 6,501,393

7196 9008 9111 9815 6373

TO:

CERTIFIED MAIL RETURN RECEIPT REQUESTED
District Director of the Internal Revenue Service
801 Broadway MDP53
SENDER:

REFERENCE:

Label #1

Label #2

Label #3

TEAR ALONG THIS LINE

PS Form 3800, January 2006

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

USPS®
Receipt for Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

A FOLD AND TEAR THIS WAY → OPTIONAL

B

Label #4 Certified Article Number 7196 9008 9111 9815 6373 SENDERS RECORD

Label #5

CERTIFIED MAIL RETURN RECEIPT REQUESTED
District Director of the Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203
ATTN: Chief, Special Procedures Staff

Charge Amount:

Charge Tax:

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL™

7196 9008 9111 9815 6373

FOLD AND TEAR THIS WAY →

C

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

7196 9008 9111 9815 6373

3. Service Type CERTIFIED MAIL™

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

CERTIFIED MAIL RETURN RECEIPT REQUESTED
District Director of the Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203
ATTN: Chief, Special Procedures Staff

7090-107323-FC

PS Form 3811, January 2005 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

C. Signature

X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Thank you for using Return Receipt Service

WEISS SPICER CASH, PLLC

ATTORNEYS AT LAW

ARNOLD M. WEISS
VALERIE ANN SPICER
ELIZABETH ANN CASH

208 ADAMS AVENUE
MEMPHIS, TN 38103-1991

TELEPHONE: 901-526-8296
FACSIMILE: 901-526-3061
WEB: WWW.WEISS-SPICER.COM

MEMBER FANNIE MAE
RETAINED ATTORNEY NETWORK

September 11, 2013

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
MR. REAGAN FARR
COMMISSIONER OF REVENUE
STATE OF TENNESSEE
P.O. BOX 190665
NASHVILLE, TN 37219-0665

Re: Section 67-6035 Notice of Sale
Bradley Bolton
6010 Dunham Springs Road
Nashville, TN 37205-1302
Loan #0611246984

Dear Mr. Farr:

We represent THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR7, the holder of a Promissory Note executed by Teresa B. Bolton and husband, Bradley M. Bolton, dated October 14, 2005 in the original amount of $450,000.00. The note is secured by a first Deed of Trust of the same date which is of record in Register's Instrument 20051020-0126408, Register's Office of Davidson County, Tennessee. The note is in default and the principal balance and interest due on the indebtedness have been accelerated in accordance with the terms and conditions of the instruments and the foreclosure sale has been scheduled for October 15, 2013.

It is our understanding that the State of Tennessee Department of Revenue has filed a Notice of State Tax Lien against the property, therefore, in accordance with T.C.A 67-1-1433, we are submitting the following:

1. This notice is submitted by Weiss Spicer Cash, PLLC, attorneys at law, 208 Adams Avenue, Memphis, Tennessee, 38103, on behalf of Nationstar Mortgage LLC.

2. A copy of the lien filed by the State of Tennessee of record in Instrument No. 20081210-0118966, Register's Office of Davidson County, Tennessee, is attached.

WEISS SPICER CASH, PLLC

ATTORNEYS AT LAW

ARNOLD M. WEISS
VALERIE ANN SPICER
ELIZABETH ANN CASH

208 ADAMS AVENUE
MEMPHIS, TN 38103-1991

TELEPHONE: 901-526-8296
FACSIMILE: 901-526-3061
WEB: WWW.WEISS-SPICER.COM

MEMBER FANNIE MAE
RETAINED ATTORNEY NETWORK

3. The street address of the property affected by this notice is 6010 Dunham Springs Road, Nashville, Davidson County, Tennessee, said property being more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 49, on the Plan of Hillwood Estates, Section 5, as of record in Book 2133, Page 55, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

4. The real property herein described will be sold at public auction for cash on October 15, 2013 commencing at 12:00 PM at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of the Courthouse, Nashville, Davidson County, Tennessee. A copy of the advertisement of the Substitute Trustee's Sale is also enclosed.

5. The approximate amount of the principal indebtedness is $478,206.70 as of June 1, 2013 with accrued interest at the rate of 6.75% per annum plus the expenses and attorney's fees and trustee's fees incurred in connection with this foreclosure. It is not anticipated that additional costs and expenses in this foreclosure will exceed the sum of $1,008.00.

Please accept this letter as the twenty-five (25) day notice required by T.C.A. 67-1-1433(b), which notice must be given to the Commissioner of Revenue or his delegate. Please advise immediately if there is any deficiency in this notice.

Yours very truly,

Arnold M. Weiss

ARNOLD M. WEISS

AMW:jc
Enclosure

THE WALZ CERTIFIED MAILER™

FROM WALZ™

FORM #3583 VERSION: 01/13
U.S. PAT. NO. 5,501,393

7196 9008 9111 9815 6380

TO:

MR.REAGAN FARR
COMMISSIONER OF REVENUE
STATE OF TENNESSEE
P.O. BOX 190665
NASHVILLE, TN 37219-0665

SENDER:

REFERENCE:

Label #1

Label #2

Label #3

TEAR ALONG THIS LINE

PS Form 3800, January 2006

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

USPS®
Receipt for Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

A FOLD AND TEAR THIS WAY ⟶ OPTIONAL

B

Label #4

Certified Article Number 7196 9008 9111 9815 6380

SENDERS RECORD

Label #5

MR.REAGAN FARR
COMMISSIONER OF REVENUE
STATE OF TENNESSEE
P.O. BOX 190665
NASHVILLE, TN 37219-0665

Charge Amount:

Charge To:

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE.

CERTIFIED MAIL™

7196 9008 9111 9815 6380

FOLD AND TEAR THIS WAY ⟶

C

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

7196 9008 9111 9815 6380

3. Service Type CERTIFIED MAIL™

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

MR.REAGAN FARR
COMMISSIONER OF REVENUE
STATE OF TENNESSEE
P.O. BOX 190665
NASHVILLE, TN 37219-0665

7090-107323-FC

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature

X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

PS Form 3811, January 2006 Domestic Return Receipt

Thank you for using Return Receipt Service