BILL GARRETT, Davidson County
Trans:T20140015673 DEEDTRS
Recvd: 03/07/14 10:31 4 pgs
Fees:23.00 Taxes:2159.79
20140307-0019297

THIS INSTRUMENT PREPARED BY
& RETURN TO:
Morris|Hardwick|Schneider, LLC
200 Jefferson Avenue
Suite 1350
Memphis, TN 38103
678-298-2117 or 866-503-4930
File No.: TN-87000274-13

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 23, 2006, and recorded in the Register's Office of Davidson County, Tennessee, as Instrument Number 20060911-0112156 and last modified at Instrument Number 20070921-0112812, ("Deed of Trust"), Mohammed I Mohammed conveyed to Service Escrow & Title, Inc., as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to OneWest Bank, FSB; and

WHEREAS, OneWest Bank, FSB, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument Number 20140121-0005444 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on January 17, 2014, January 24, 2014, and January 31, 2014 in The Davidson AM section of The Tennessean, by which advertisement the sale was held on February 6, 2014, Davidson County Courthouse, South Main door, One Public Square, Nashville, Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, all notices have been given as required by T.C.A. §35-5-117, if any; and

WHEREAS, at the time and place mentioned in said advertisement, York Trustee Services, LLC, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale OWB REO LLC, being the highest, best and last bidder, became the purchaser

of said property at and for the sum of $583,725.77; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to OWB REO LLC, his/her successors and assigns;

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by OWB REO LLC, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned York Trustee Services, LLC, does hereby grant, bargain, sell and convey unto OWB REO LLC, his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

BEING LOT NO. 12 THE WOODS AT WEST MEADE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 200310270157620, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE'S, TO PLAT REFERENCE IS HEREBY MADE FOR A MORE LEGAL AND ACCURATE LEGAL DESCRIPTION.

The property address is commonly known as 809 Saussy Court, Nashville, Tennessee 37205, but is not part of this legal description.

Parcel Number: 115 09 0A 012.00

The last recorded Warranty Deed was filed of record at Instrument Number 20060911-0112154 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said OWB REO LLC, his/her successors and assigns, forever, to whom the said. York Trustee Services, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, York Trustee Services, LLC, Substitute Trustee, has hereunto set his/her hand, this 28th day of February, 2014.

York Trustee Services, LLC

By: _____

Name: Justin Tanner

Title: Managing Member

State of MS

County of DESOTO

On this 28th day of FEBRUARY, 2014., before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, JUSTIN TANNER, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be an officer or authorized agent of York Trustee Services, LLC, the within named bargainor, being duly authorized, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation, company, or entity by himself or herself as such officer.

WITNESS my hand and Notarial Seal the day and year above written.

_____
Notary Public

My Commission Expires: 11/08/2014

STEPHEN M. BULLOCK NOTARY PUBLIC DESOTO COUNTY, MS

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I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $583,725.77, 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 THIS 28th DAY OF FEBRUARY, 2014.

Notary Public

My Commission Expires: 11/07/2014

STEPHEN M. BULLOCK NOTARY PUBLIC DESOTO COUNTY, MS

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Parcel ID #: 115 09 0A 012.00

Mail Tax Notices To and Property Owner:
OneWest Bank, FSB
888 East Walnut Street
Pasadena, CA 91101