PREPARED BY AND RETURN TO:
Tracy Sharp
Shapiro & Kirsch, LLP
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Memphis, TN 38117
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| Davidson County | DEEDTRS |
|---|---|
| Recvd: 03/24/14 12:51 | 3 pgs |
| Fees:17.00 Taxes:0.00 | |
| 20140324-0023932 | |

**S&K:12-031036**

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 28, 2005, recorded in Instrument No. 20050706-0077468, in the Register's Office of Davidson County, Tennessee, Mark E. Winkler conveyed to Robert M. Wilson, Jr., 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 20120409-0029731, 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 February 7, 2014, February 14, 2014, and February 21, 2014, by which advertisement the sale was appointed to be held on March 11, 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.

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 Nationstar Mortgage LLC, whose address is Nationstar Mortgage LLC, 350 Highland Dr., Lewisville, Texas 75067, at and for the sum of $33,508.35, that being the highest and best bid offered; and,

WHEREAS, the said Nationstar Mortgage LLC has assigned its interests in the said property to Federal National Mortgage Association, its successors and assigns; and,

WHEREAS, the purchaser 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 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 Federal National Mortgage Association, 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 Unit A-21, together with the appurtenant interest in the common elements of Southern Hills Condominium, a horizontal property regime established by Master Deed of record in Book 6594, page 502, amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 in the aforementioned Master Deed.

Being the same property conveyed to Mark E. Winkler, unmarried, by Deed from Edward A. Wilkerson, an unmarried person, dated 10/29/1999, of record in Book 11747, page 935, Register's Office for Davidson County, TN.

370 Wallace Road Unit A-21, Nashville, TN 37211

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050706-0077468, 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. 20050706-0077468, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Book 11747, Page 735, 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 Federal National Mortgage Association, 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 12 day of March, 2014.

Shapiro & Kirsch, LLP

By: _____

**Ashley M. Jones**

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 12th day of March, 2014, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, 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.

11-14-15
My commission expires:

_____
Notary Public

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

**TAX EXEMPT TRANSACTION**
TCA CODE 67-4-409

**PROPERTY ADDRESS:** 370 Wallace Road, Nashville, Tennessee 37211
SECONDARY PROPERTY ADDRESS: 370 Wallace Road A-21, Nashville, TN 37211

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

**S&K File #12-031036**
**Map & Parcel -147 03 0B 109.00**

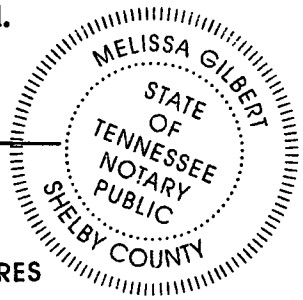
I, Oscie Bonner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Shelby

Personally appeared before me, Melissa Gilbert, a notary public for this county and state, (Oscie Bonner) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary's Signature

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES AUGUST 01, 2016

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electric documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided.

(4) No county register shall be required to accept document transmitted electronically.