BILL GARRETT, Davidson County
Trans:T20140020535 DEEDTRS
Recvd: 03/27/14 11:57 4 pgs
Fees:23.00 Taxes:285.42
20140327-0025263

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-87000293-13

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 20, 2011, and recorded in the Register's Office of Davidson County, Tennessee, as Document Number 20110202-0009471, ("Deed of Trust"), David A. Baker and Irma J. Baker conveyed to Andrew C. Rambo, 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 Nationstar Mortgage LLC; and

WHEREAS, Nationstar Mortgage LLC, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record 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 31, 2014, February 7, 2014, and February 14, 2014 in Nashville Record, by which advertisement the sale was held on February 27, 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. §35-7-117, 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 Nationstar Mortgage LLC, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $77,139.77; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Nationstar Mortgage 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 Nationstar Mortgage 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 Nationstar Mortgage LLC, his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 9, PARKWOOD TRACE, SECTION I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 439, IN THE REGISTER`S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

The last recorded Warranty Deed was filed of record 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 Nationstar Mortgage 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 27th day of February, 2014.

York Trustee Services, LLC

By: _____
Name: W. Barrington King, Jr.
Title: Member

State of Georgia

County of Fulton

On this 27th day of February, 2014., before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, W. Barry King Jr., 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: 1/8/15

DJ DILLON
NOTARY PUBLIC
My Comm. Expires January 8, 2015
CHEROKEE COUNTY, GEORGIA

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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 $77,139.77, 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 27TH DAY OF FEBRUARY, 2014.

Notary Public

My Commission Expires: 01/8/2015

DJ DILLON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Comm. Expires January 8, 2015

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Parcel ID #: 05908005800

Mail Tax Notices To and Property Owner:
Nationstar Mortgage LLC
350 Highland Drive
Lewisville, TX 75067