THIS INSTRUMENT PREPARED BY:
India Samuels
Shapiro & Kirsch, LLP
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Memphis, TN 38117
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S&K:11-024167

BILL GARRETT, Davidson County
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20140408-0029248

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 9, 2004, recorded in Instrument No. 20040212-0016851, in the Register's Office of Davidson County, Tennessee, Diana Paola Cachaya, a single woman conveyed to Tonya Esquibel, 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 No. 20111031-0084469, 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 Tennessean, such advertisement appearing in said newspaper on January 6, 2014, January 13, 2014, and January 20, 2014, by which advertisement the sale was appointed to be held on March 13, 2014, at the Auction.com Room of the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201, 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 American Residential Leasing Company, LLC, whose address is 522 Uptown Square, Murfreesboro, TN 37129, at and for the sum of $203,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, American Residential Leasing Company, LLC, 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 American Residential Leasing Company, 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 American Residential Leasing Company, LLC, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Brentwood, County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Autumn Oaks, Phase Two of record in Instrument No. Plat Book 11700, Page 64-65, Register's Office for said County, to which reference is made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20040212-0016851, 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. 20040212-0016851, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20040212-0016850, 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 American Residential Leasing Company, LLC, 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 18th day of March, 2014.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

Michael A. Dennie

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 18th day of March 2014, before me, a Notary Public, in and for said State and County, personally appeared Michael A. Dennie, 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 OCTOBER 21, 2017
My commission expires:

Linda Shaw
Notary Public

LINDA SHAW
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 $203,000.00, 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.

6-18-17
My commission expires:

Jessica S. Murphy
Notary Public

JESSICA S. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

PROPERTY ADDRESS: 221 Scarlett Ridge Court, Brentwood, Tennessee 37027
SECONDARY PROPERTY ADDRESS: 221 Scarlet Ridge Court, Brentwood, Tennessee 37027

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

American Residential Leasing Company, LLC
7047 E. Greenway Pkwy, Suite 350
Scottsdale, AZ 85254

S&K File #11-024167 / WNI
Map & Parcel -181 10 0A 053.00

RETURN TO:

LORI. DASHIELL - ARPI
522 Uptown Sq.
Murfreesboro TN 37129

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