BILL GARRETT, Davidson County
Trans:T20140032823 DEEDTRS
Recvd: 05/12/14 14:33 2 pgs
Fees:13.00 Taxes:490.62
20140512-0040563

RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WSC #1701-0112234-FC

Tennessee
Map # 016-00-0-048.00

Melissa Clouatre
BANK OF AMERICA: 209442686
4834198401703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 23, 2009, and recorded in Register's Instrument No. 20090706-0062442 in the Register's Office of Davidson County, Tennessee, Melissa D. Clouatre, an unmarried woman, conveyed to Robert M. Wilson, 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. 20130624-0064217 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 May 1, 2014, at the Auction.com Room at the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201 of the Courthouse 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 BANK OF AMERICA, N.A., a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED THIRTY TWO THOUSAND SIX HUNDRED 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 BANK OF AMERICA, N.A. of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said BANK OF AMERICA, N.A., its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Goodlettsville, County of Davidson, State of Tennessee, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 2 ON A SURVEY BY RAY G. COLE, REGISTERED LAND SURVEYOR, NO. 924, DATED NOVEMBER 25, 1987, AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIN IN THE EASTERLY MARGIN OF CROCKER SPRINGS ROAD, THE MOST SOUTHWEST CORNER OF THIS TRACT, AND BEING THE MOST NORTHWEST CORNER TO LARRY NEWLIN; THENCE WITH THE MARGIN OF SAID ROAD AND WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21° 11 MINUTES 51 SECONDS, A RADIUS OF 243.85 FEET; AND AN ARC LENGTH OF 90.22 FEET TO A POINT IN THE MARGIN OF THE ROAD, THENCE CONTINUING WITH THE MARGIN OF SAID ROAD, NORTH 24 DEG 14 MIN 53 SEC WEST 164.34 FT TO AN IRON PIN SET IN THE MARGIN OF SAID ROAD; A CORNER TO TRACT 1 THIS SURVEY, THENCE LEAVING SAID ROAD AND WITH THE LINE OF SAID TRACT 1, NORTH 68° 26 MINUTES 41 SECONDS EAST 663.50 FEET TO AN IRON PIN SET IN THE LINE OF F.W. GRAY; THENCE WITH THE LINE OF SAID GRAY SOUTH 10° 25 MINUTES 56 SECONDS WEST 626.17 FEET TO AN EXISTING IRON PIN, IN THE LINE OF SAID GRAY AND BEING A CORNER TO LARRY NEWLIN; THENCE WITH THE LINE OF SAID NEWLIN NORTH 71° 58 MINUTES 39 SECONDS WEST 436.47 FEET TO THE BEGINNING CONTAINING 5.00 ACRES MORE OR LESS.

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

Melissa D. Clouatre, a single woman, (HIS/HER/THEIR) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20070104-0001664, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

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 BANK OF AMERICA, N.A., its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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 Arnold M. Weiss, Substitute Trustee, has on May 1, 2014 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 1, 2014 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss 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
2636 Crocker Springs Road,
Goodlettsville, TN 37072-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Bank of America, N.A.
c/o BAC Tax Services Corporation
PO Box 10211, SV-24
Van Nuys, CA 91410

Mortgagee: None

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,600.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, May 1, 2014
NOTARY PUBLIC
MY COMMISSION EXPIRES

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