PREPARED BY AND RETURN TO:
India Samuels
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
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Davidson County DEEDTRS
Recvd: 06/11/14 13:35 3 pgs
Fees:18.00 Taxes:362.63
20140611-0050857

S&K:12-043624

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 15, 2008, recorded in Instrument No. 20081031-0108656, in the Register's Office of Davidson County, Tennessee, Curtis L. Cook aka Curtis L. Cook, Jr., and Teresa L. Cook, husband and wife conveyed to Craig E. Newby, 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 20121221-0117925, 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 October 18, 2013, October 25, 2013, and November 1, 2013, by which advertisement the sale was appointed to be held on December 19, 2013 at 10:00 AM, at which time it was announced the sale adjournment to be held on January 30, 2014 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on March 13, 2014 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on April 17, 2014 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on May 1, 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 property was sold at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to U.S. Bank National Association, not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust I, whose address is BSI Financial Services, Inc., 314 South Franklin Street, Titusville, Pennsylvania 16354, at and for the sum of $98,008.00, that being the highest and best bid offered; 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 U.S. Bank National Association, not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust I 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 U.S. Bank National Association, not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust I, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to wit:

The land referred to in this policy is situated in the STATE OF TENNESSEE, COUNTY OF DAVIDSON, CITY OF ANTIOCH, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Cherry Hills, Section 6, of record in Book 4300 at Page 176, said Register's Office. Said Lot No. 273 fronts 80 feet on the southwesterly margin of Mossdale Drive and extends back 115 feet on the northwesterly line and 163.58 feet on the Southeasterly line to a line on the rear on which it measures 93.59 feet. Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, filed for record February 19, 2003 as Instrument No. 20030219-0021642, Register's Office for Davidson County, Tennessee. Being all of that certain property conveyed to Curtis L. Cook, Jr., and Teresa L. Cook from Home Loan Mortgage Corporation by deed dated September 23, 2003 and recorded October 27, 2003 in Instrument No. 200310270157858, Page N/A in the land records of Davidson County, TN.

APN # 150-05-0 253.00

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20081031-0108656, 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. 20081031-0108656, in the Register's Office of Davidson County, Tennessee.



The last deed of record is Quit Claim Deed recorded at Instrument Number 20130701-0067324, 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 U.S. Bank National Association, not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust I, his 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 13 day of May, 2014.

Shapiro & Kirsch, LLP

By: _____
Ashley M. Jones

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 13th day of May, 2014, before me, a Notary Public, in and for said State and County, personally appeared Ashley 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.

MY COMMISSION EXPIRES
OCTOBER 21, 2017

My commission expires: _____ Notary Public

LINDA SHAW
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

The actual consideration or value, whichever is greater, for this transfer is $98,008.00.

Affiant

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 13th day of May, 2014, before me, a Notary Public, in and for said State and County, personally appeared Ashley 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.

MY COMMISSION EXPIRES
OCTOBER 21, 2017

My commission expires: _____ Notary Public

LINDA SHAW
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

PROPERTY ADDRESS: 2929 Mossdale Drive, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank National Association, not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust I 314
South Franklin Street
Titusville, Pennsylvania 16354

S&K File #12-043624 / BSI
Map & Parcel -150 05 0 253.00

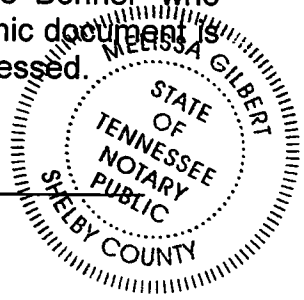
I, Oscie Bonner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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.