RETURN TO:
THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103-1991
901-526-8296

BILL GARRETT, Davidson County
Trans:T20140041390 DEEDTRS
Recvd: 06/12/14 08:43 2 pgs
Fees:12.00 Taxes:0.00
20140612-0051127

Tennessee/VA
MAP # 040-00-0078.00

Richard St John
M & T Bank: 0053393815
VA: #202060573512

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 6, 2010, and recorded in REGISTER'S INSTRUMENT NO. 20101018-0083262, in the Register's Office of Davidson County, Tennessee, Richard A St John, a married person and Roberta A St John, conveyed to Jonathan R. Vinson 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. 20140109-0002286 in the Register's Office of Davidson County, Tennessee; 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 January 14, 2014 at which time said sale was postponed and held on June 3, 2014, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center 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 time the said property was struck off and sold to LAKEVIEW LOAN SERVICING, LLC, a corporation, at and for the sum of ONE HUNDRED SIX THOUSAND THREE HUNDRED THIRTEEN AND NO/100'S DOLLARS Dollars, that being the highest and best bid offered; and,

WHEREAS, the said LAKEVIEW LOAN SERVICING, LLC has assigned its interests in the said property to THE SECRETARY OF VETERANS AFFAIRS, his successors and assigns; 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 LAKEVIEW LOAN SERVICING, LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said SECRETARY OF VETERANS AFFAIRS, his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Whites Creek, County of Davidson, State of Tennessee, to-wit:

LAND IN THE 12TH, FORMERLY 21ST, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS PART OF THE JOHN C. JOHNSON 127-ACRE TRACT, AND DESCRIBED ACCORDING TO AN UNREGISTERED COPY OF A SURVEY THEREOF MADE BY NORRIS H. HICKERSON, SURVEYOR, ON JUNE 30, 1951, THE BEGINNING POINT OF SAID TRACT BEING LOCATED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF THE PROPERTY CONVEYED TO JOHN C. JOHNSON BY DEED FROM DAVID GIFFORD AND WIFE, OF RECORD IN BOOK 1272, PAGE 565, REGISTER'S OFFICE FOR SAID COUNTY, IN THE WEST LINE OF THE TRACT CONVEYED TO EDWARD F. DUNN AND WIFE, BY DEED FROM H.C. MADDUX AND WIFE, OF RECORD IN BOOK 1191, PAGE 207, SAID REGISTER'S OFFICE, SAID POINT BEING IN AN OLD WIRE FENCE, AND BEING 146 FEET NORTH 1 DEGREE WEST FROM THE CENTER LINE OF KNIGHT ROAD, AS NOW LOCATED; THENCE NORTH 81 DEGREES WEST 118.2 FEET TO A POINT IN THE NORTH MARGIN OF KNIGHT ROAD, AND CONTINUING WITH THE NORTH MARGIN OF KNIGHT ROAD NORTH MARGIN OF KNIGHT ROAD NORTHWESTERLY AND WESTERLY ALONG A CURVE, 824 FEET TO A POINT, THIS BEING THE POINT OF BEGINNING; THENCE NORTH 4 DEGREES 30' EAST 1103.7 FEET TO A POINT IN AN OLD WIRE FENCE BEING THE SOUTH LINE OF THE TEASLEY LAND; THENCE ALONG TEASLEY'S SOUTH LINE, AND ALONG SAID WIRE FENCE, SOUTH 86 DEGREES 30' WEST 100 FEET TO A POINT; THENCE SOUTH 4 DEGREES 30' WEST 1087.8 FEET TO A POINT IN THE NORTH MARGIN OF KNIGHT ROAD; THENCE WITH THE MARGIN OF THE SAME, SOUTHEASTERLY 103.1 FEET TO THE BEGINNING.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Richard A. St. John and wife, Roberta A. St. John, his/her/their HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20101018-0083261, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

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 said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto THE SECRETARY OF VETERANS AFFAIRS, his 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 June 3, 2014 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 3, 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

My Commission Expires:

KIMBERLY TEAGUE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 05-07-2018

NO TAX

PROPERTY ADDRESS
3877 Knight Drive,
Whites Creek, TN 37189-0000

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
VRM, ATTN: VA REO-VA TITLE DEPT
4100 INTERNATIONAL PKWY, SUITE 1000
CARROLLTON, TEXAS 75007

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS
$********EXEMPT********EXEMPT********EXEMPT********
AFFIANT _____
SUBSCRIBED AND SWORN TO BEFORE ME, June 3, 2014
NOTARY PUBLIC Kimberly Teague
MY COMMISSION EXPIRES 5-7-2018

KIMBERLY TEAGUE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 05-07-2018