RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WSC #1701-0112551-FC

BILL GARRETT, Davidson County
Trans:T20140042410 DEEDTRS
Recvd: 06/16/14 13:29 3 pgs
Fees:18.00 Taxes:323.23
20140616-0052294

Tennessee
Map # 149-08-0-026.00

Joshua Felts
BANK OF AMERICA: 229793112
483-4623551-703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 30, 2010, and recorded in Register's Instrument No. 20110304-0017649 in the Register's Office of Davidson County, Tennessee, Joshua M. Felts, an unmarried man, conveyed to H. Kevin Blankenship, 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. 20140327-0025131 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 which time said sale was postponed and held on June 5, 2014, at the Auction.com Room at the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201 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 EIGHTY SEVEN THOUSAND THREE HUNDRED SIXTY 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, Elizabeth A. Cash, 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 Nashville, County of Davidson, State of Tennessee, to-wit:

SEE ATTACHED LEGAL DESCRIPTION.

Joshua M. Felts, unmarried, (HIS/HER/THEIR) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20110304-0017648, 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 Elizabeth A. Cash, 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 Elizabeth A. Cash, Substitute Trustee, has on June 5, 2014 hereunto set his hand and seal.

Elizabeth A. Cash Substitute Trustee
ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 5, 2014 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Elizabeth A. Cash 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.

Kimberly Teague
NOTARY PUBLIC

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

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
417 Bell Road,
Nashville, TN 37217

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 $87,360.00
AFFIANT Elizabeth A. Cash
SUBSCRIBED AND SWORN TO BEFORE ME June 5, 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

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LOT 14, SECTION 2, OF DORHILL ACRES, AS SHOWN ON PLAT OF RECORD IN BOOK 2331, PAGE 144, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. LESS CONVEYANCE TO STATE OF TENNESSEE BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING WEST MARGIN OF BELL ROAD AND THE NORTH BOUNDARY OF THE CHARLES B. SANDERS, JR., ET AL PROPERTY; THENCE WITH SAID NORTH BOUNDARY SOUTH 77 DEGREES 31 MINUTES 14 SECONDS WEST 17 FEET MORE OR LESS TO A POINT; THENCE WITH THE PROPOSED WEST MARGIN OF SAID ROAD HAVING A 1392.39 FOOT RADIUS CURVE NORTHERLY 124.93 FEET TO A POINT, SAID POINT BEING 40.00 FEET LEFT OF BELL ROAD PROPOSED CENTERLINE STATION 111+72.99; THENCE WITH THE SOUTH BOUNDARY OF THE HAROLD B. SAWYER, AND WIFE PROPERTY SOUTH 81 DEGREES 35 MINUTES 47 SECONDS EAST 15 FEET MORE OR LESS TO A POINT; THENCE WITH SAID EXISTING WEST MARGIN SOUTHERLY 121 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 1887 SQUARE FEET. AND BEGINNING AT A POINT IN THE PROPOSED WEST MARGIN OF BELL ROAD, SAID POINT BEING 40 FEET MORE OR LESS LEFT OF BELL ROAD PROPOSED CENTERLINE STATION 111+50; THENCE WITH SAID PROPOSED WEST MARGIN HAVING A 392.39 FOOT RADIUS CURVE SOUTHERLY 105 FEET MORE OR LESS TO A POINT; THENCE WITH THE NORTH BOUNDARY OF SAID SANDERS PROPERTY; SOUTH 77 DEGREES 31 MINUTES 14 SECONDS WEST 65 FEET MORE OR LESS TO A POINT, SAID POINT BEING 100 FEET MORE OR LESS LEFT OF BELL ROAD PROPOSED CENTERLINE STATION 110+14.04; THENCE WITH THE PROPOSED MARGIN OF THE HEREIN DESCRIBED DRAINAGE FACILITY (1) HAVING A RADIUS OF 1332.39 RADIUS CURVE LEFT 56.71 FEET (2) NORTH 50 DEGREES 00 MINUTES 10 SECONDS EAST 93.193 FEET TO THE POINT OF BEGINNING, CONTAINING 4845 SQUARE FEET.

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