PREPARED BY AND RETURN TO:
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Davidson County DEEDTRS
Recvd: 06/26/14 08:08 3 pgs
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20140626-0055808

**S&K:14-057106**

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 6, 2007, recorded in Instrument No. 20070912-0109324; corrected by Instrument of Correction at Instrument Number 20070917-0110870, in the Register's Office of Davidson County, Tennessee, Joseph A. Dawson and Joyce P. Dawson a/k/a Ann P. Dawson, husband and wife conveyed to John T. Cook, 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 20140417-0032325, 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 May 9, 2014, May 16, 2014, and May 23, 2014, by which advertisement the sale was appointed to be held on June 12, 2014, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, 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.

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 OneWest Bank N.A., whose address is OneWest Bank N.A. (d/b/a Financial Freedom, a division of OneWest Bank N.A.), 888 E. Walnut St., Pasadena, California 91101, at and for the sum of $140,845.88, that being the highest and best bid offered; and,

WHEREAS, the said OneWest Bank N.A. has assigned its interests in the said property to Federal National Mortgage Association, its successors and assigns; 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 OneWest Bank N.A. 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 Federal National Mortgage Association, 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:

> LAND in Davidson County, Tennessee, being Lot No. 527 on the Plan of Whispering Hills, Section II-C, as of record in Book 2663, Pages 66 and 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070912-0109324; corrected by Instrument of Correction at Instrument Number 20070917-0110870, 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. 20070912-0109324; corrected by Instrument of Correction at Instrument Number 20070917-0110870, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Book 3766, Page 397, 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 Federal National Mortgage Association, 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 16 day of June, 2014.

Shapiro & Kirsch, LLP

By: _____

**Philip Brooks**
Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 16th day of June, 2014, before me, a Notary Public, in and for said State and County, personally appeared Philip Brooks, 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.

05/07/18
My commission expires:

_____
Notary Public

**No tax-federal governmental instrumentality. 12 U.S.C. § 1723a(c)(2)**

**PROPERTY ADDRESS:** 5014 Lewisdale Court, Nashville, Tennessee 37211

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

**S&K File #14-057106**
**Map & Parcel -14715 0 087.00**

CLAIRE H. JULIAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Expires May 7, 2018

I, Oscie Bonner, do hereby make oath that I am 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

June 25, 2014
Date

State of Tennessee

County of Shelby

On this the 25th day of June, 2014, personally appeared before me, 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

MELISSA GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES
My Commission Expires: AUGUST 01, 2016

S&K No. 14-057106