BILL GARRETT, Davidson County
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THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

S&K:12-033534

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 7, 2007, recorded in Instrument No. 20071220-0145992, in the Register's Office of Davidson County, Tennessee, James Adams, an unmarried person conveyed to PRLAP, Inc., 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 20131125-0121068, 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 February 14, 2014, February 21, 2014, and February 28, 2014, by which advertisement the sale was appointed to be held on March 11, 2014 at 10:00 AM, at which time it was announced the sale adjournment to be held on April 22, 2014 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on June 3, 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 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 Amrollah Sharifi, whose address is 4605 Toddington Drive, Nashville, TN 37215, at and for the sum of $27,900.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Amrollah Sharifi, 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 Amrollah Sharifi 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 Amrollah Sharifi, his 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 the Easterly one half of Lot 5 in TW Crutcher's Subdivision of record in Book 322, Page 4, Register's Office for Davidson County, Tennessee, said Easterly one half of Lot Number 5 is described as follows:

Said Easterly one half of Lot 5 fronts 50 feet on the South side of Trinity Lane and runs back between parallel line (166.87 feet on the East line) to an alley in the rear, the Easterly line of said lot being 477 feet from the Easterly margin of Meridian Street, together with and subject to a joint driveway agreement of record in Book 117502, Page 681 said Register's Office.

Included in the above description but excluded therefrom is the following property conveyed to the Metropolitan government of Nashville and Davidson County, Tennessee by Instrument of record in Book 8346 Page 927 said Register's Office; described as follows:

Permanent right of way: beginning at a point being the Easterly Southerly right of way margin of Trinity Lane, said point being the existing Northeasterly corner of the William C. Harris et ux property and being held in common with Leroy Kirby, et ux, property, proceed South 2 degrees 49 minutes 29 seconds West 5.00 feet to a point, thence North 87 degrees 10 minutes 31 seconds West 27.79 feet, to a point thence, with a curve to the right having a radius of 5759.58 feet a back tangent bearing of North 87 degrees 10 minutes 31 seconds West and a length of 22.21 feet, to a point on the Westerly William C. Harris et ux property boundary held in common with James Cole property, thence along the Westerly William C. Harris et ux property boundary held in common with James Cole et ux property North 2 degrees 49 minutes 29 seconds East 5.00 feet to a point said point being the existing Northwesterly corner of the William C. Harris property and being held in common with James Cole et ux property, thence along the existing Southerly right of way margin of Trinity Lane with a curve to the left having a radius of 5754.58 feet, a back tangent bearing of South 86 degrees 57 minutes 14 seconds West and a length of 22.21 feet, to a point, thence along the existing Southerly right of way margin of Trinity Lane South 87 degrees 0 minutes 31 seconds East, 27.79 feet more or less, to the point of beginning.

Being the same property conveyed to James Adams, a single man by deed from Garry Neal Bissinger recorded 12/15/2003 in deed book page, in the Register's Office of Davidson County, Tennessee.

Tax ID# 07107019700

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20071220-0145992, 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. 20071220-0145992, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Instrument Number 20031215-0178911, 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 Amrollah Sharifi, 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 20 day of June, 2014.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory **Ashley M. Jones**

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 20th day of June, 2014, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. 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.

05/07/18
My commission expires:

Claire H. Julian
Notary Public

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

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $27,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me on the date written above.

_____
My commission expires:

_____
Notary Public

PROPERTY ADDRESS: 308 East Trinity Lane, Nashville, Tennessee 37207
SECONDARY PROPERTY ADDRESS: 308 1 East Trinity Lane, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Amrollah Sharifi
4605 Toddington Drive, Nashville, TN 37215

S&K File #12-033534 / CXE
Map & Parcel -071 07 0 197.00

RETURN TO:

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 27,900.00
_____, **Affiant**
Subscribed and sworn before me this the
20 **Day of** June, 20 14.
_____, **Deputy Register**

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.