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

S&K:13-048989

BILL GARRETT, Davidson County
Trans:T20140047111 DEEDTRS
Recvd: 07/02/14 09:54 2 pgs
Fees:13.00 Taxes:244.57
20140702-0058081

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 21, 2006, recorded in Instrument No. 20061228-0160259, in the Register's Office of Davidson County, Tennessee, Anita Polson and James Clauer, as tenants in common with full right of survivorship conveyed to Lenders Title & Escrow, LLC, 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 20140312-0020560, 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 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 Les Lazarus, whose address is 915 Lewisburg Pike, Franklin, TN 37064, at and for the sum of $66,100.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Les Lazarus, 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 Les Lazarus 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 Les Lazarus, 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:

Lot 10, Plan of Jameswood, as shown on plat of record in Plat Book 3842, Page 162, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Bill Shaw and wife Deanna Shaw by Larry Edward Quit Claim Deed dated 04/15/1994, filed of record on 04/18/1994 in Book 9315, Page 846 in the aforesaid Register's Office.
PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

This being the same property conveyed to Eddie Porter, by Bill Shaw and Deanna Shaw, husband and wife Deed dated 09/15/2006, filed of record on 09/19/2006 in the aforesaid Register's Office.
PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

This being the same property conveyed to James Clauer and Anita Polson, tenants in common with full right of survivorship by Eddie Porter Deed dated 12/21/2006, filed of record on at Instrument Number 200612280160258 in the aforesaid Register's Office.
PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

Parcel Number
90-8/191.00

The Property Address of the land referred to in the Commitment is:

743 Croley Dr.
Nashville, TN 37209

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20061228-0160259, 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. 20061228-0160259, in the Register's Office of Davidson County, Tennessee.

13-048989 / STD
6/17/2014 9:33 AM

AMIIBUGKOMDUBLFKAPGNBLGNAIHPDOEK
AEMCPLIMDAJPCNPKAKOJFGGNHKFEBNK
AMOJKPMFAMDAKMJKACFADCFFMMIEPHCK
AAOCEGUKMOCMMKAOMECOCORQOAEOK
AEGNHKGNFLGMHNDKAPBLDODLFBIMDAGIK
ADGJKFGOJKNJHJGKAALAJMCCJLBAIPLK
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ACMKKMGKECAMKMKAOCOGACMCMCGDEIK

The last deed of record is QuitClaim Deed recorded in Instrument Number 20071029-0127055, 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 Les Lazarus, 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 18th day of June, 2014.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

Michael A. Dennie

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 18th day of June, 2014, before me, a Notary Public, in and for said State and County, personally appeared Michael A. Dennie, 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:

Linda Shaw
Notary Public

LINDA SHAW
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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 $66,100.00, 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.

3/2/15
My commission expires:

Janel L. Johnson
Notary Public

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PROPERTY ADDRESS: 743 Croley Drive, Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Les Lazarus
915 Lewisburg Pike, Franklin, TN 37064

S&K File #13-048989 / SPS
Map & Parcel -09008019100

RETURN TO:

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