BILL GARRETT, Davidson County
Trans:T20140052173 DEEDTRS
Recvd: 07/21/14 08:45 2 pgs
Fees:13.00 Taxes:630.25
20140721-0064210

RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WSC #7090-0107433-FC

Tennessee
Map # 163-02-0B-006

Talmage Shearer
NATIONSTAR: 0610958878

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 20, 2006, and recorded in Instrument No. 20060130-0011241 in the Register's Office of Davidson County, Tennessee, Talmage Shearer, conveyed to Robert M. Wilson, Jr., 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. 20140619-0053470 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 July 15, 2014, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center, Nashville, 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 NATIONSTAR MORTGAGE LLC, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED SEVENTY THOUSAND THREE HUNDRED THIRTY SIX AND 50/100'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 NATIONSTAR MORTGAGE LLC of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said NATIONSTAR MORTGAGE LLC, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

LOT 6, BERKELEY HALL, PHASE FIVE, SECTION ONE OF HICKORY HIGHLANDS PUD, ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD IN INSTRUMENT NO. 200501250008851, AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20050223-0019584, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

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

Talmage Shearer, unmarried, (HIS/HER/THEIR) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20060130-0011240, 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 NATIONSTAR MORTGAGE LLC, its 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 July 15, 2014 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 15, 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

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
120 Took Drive,
Antioch, TN 37013-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Nationstar Mortgage LLC
350 Highland Dr
Lewisville, TX 75067

Mortgagee: None

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS **$170,336.50**
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, July 15, 2014
NOTARY PUBLIC
MY COMMISSION EXPIRES 05-7-2018

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