RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WSC #7090-0113525-FC

BILL GARRETT, Davidson County
Trans:T20140053430 DEEDTRS
Recvd: 07/24/14 08:34 2 pgs
Fees:13.00 Taxes:164.50
20140724-0065660

Tennessee
Map # 148-15-0-020

Ronald Wood
NATIONSTAR
483-3043134-703

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 21, 2001, and recorded in Register's Instrument No. 20011227-0142460, re-recorded at Instrument No. 20020705-0080859 in the Register's Office of Davidson County, Tennessee, Ronald E. Wood, an unmarried man, conveyed to Arnold M. Weiss, Attorney, 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, 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 June 19, 2014, at the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201 of the Courthouse 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 NATIONSTAR MORTGAGE LLC, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of FORTY FOUR THOUSAND FOUR 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 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 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF APACHE HILLS, SECTION FIVE, PART ONE, OF RECORD IN BOOK 4860, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 6 FRONTS 61.40 FEET ON THE SOUTHWESTERLY MARGIN OF APACHE TRAIL AND EXTENDS BACK BETWEEN PARALLEL LINES, 130.30 FEET TO A DEAD LINE.

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

Ronald E. Wood, (HIS/HER/THEIR) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20011227-0142459, 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, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such 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, Trustee, has on June 19, 2014 hereunto set his hand and seal.

ARNOLD M. WEISS, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 19, 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 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
4009 Apache Trail,
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 $44,460.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, June 19, 2014
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-7-2018

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

WSC #7090-0113525-FC