BILL GARRETT, Davidson County
Trans:T20140055099 DEEDTRS
Recvd: 07/30/14 09:27 4 pgs
Fees:23.00 Taxes:198.32
20140730-0067741

THIS INSTRUMENT PREPARED BY
& RETURN TO:
Morris|Hardwick|Schneider, LLC
200 Jefferson Avenue
Suite 1350
Memphis, TN 38103
678-298-2117 or 866-503-4930
File No.: TN-87000062-13

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 6, 2007, and recorded in the Register's Office of Davidson County, Tennessee, as Document Number 20070730-0089942, ("Deed of Trust"), Duane Gibson and Jeri Gibson conveyed to Biltmore Title, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to One West Bank, FSB; and

WHEREAS, One West Bank, FSB, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record as Document Number 20130402-0032189, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on July 4, 2014, July 11, 2014, and July 18, 2014 in The Davidson A.M. section of The Tennessean, by which advertisement the sale was held on July 22, 2014, Davidson County Courthouse, South Main door, One Public Square, Nashville, Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, all notices have been given as required by T.C.A. §35-5-117, if any; and

WHEREAS, at the time and place mentioned in said advertisement, York Trustee Services, LLC, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale OWB REO, LLC , being the highest, best and last bidder, became the purchaser of said property at and for the sum of $53,600.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to OWB REO, LLC , his/her successors and assigns;

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the

terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by OWB REO, LLC , as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned York Trustee Services, LLC, does hereby grant, bargain, sell and convey unto OWB REO, LLC , his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 80 ON THE MAP OF DUE WEST VALLEY ACRES, NOT OF RECORD IN THE 11TH CIVIL DISTRICT OF SAID COUNTY AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY H.T. SWANN, JR., SURVEYOR, DATED APRIL 20TH, 1947,AND ACCORDING TO A MORE RECENT SURVEY THEREOF MADE BY H.R. SWANN, JR., SURVEYOR, DATED JANUARY 19, 1963, AS FOLLOWS; BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF DUE WEST AVENUE, AT THE CORNER OF LOTS NOS. 79 AND 80; THENCE, WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 500 FEET TO A POINT, THENCE EASTERLY 100 FEET TO A POINT AT THE CORNER OF LOTS NOS. 80 AND 81; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 500 FEET TO THE SOUTH MARGIN OF DUE WEST AVENUE; THENCE WITH THE MARGIN OF SAME WESTERLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JERI L. GIBSON AND HUSBAND, DUANE GIBSON, BY WARRANTY DEED DATED 04/18/05 OF RECORD IN INSTRUMENT NO. 20050421-0044658, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The property address is commonly known as 909 Due West Avenue North, Madison, Tennessee 37115, but is not part of this legal description.

Parcel Number: 05101005400

The last recorded Warranty Deed was filed of record in Instrument Number 20050421-0044658 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said OWB REO, LLC , his/her successors and assigns, forever, to whom the said. York Trustee Services, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, York Trustee Services, LLC, Substitute Trustee, has hereunto set his/her hand, this 28 day of July, 2014.

York Trustee Services, LLC

By: _____
Name: J. W. Barrington King, Jr.
Title: Partner

State of Georgia

County of Fulton

On this 28 day of July, 2014., before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, W. Barrington King, Jr., with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be an officer or authorized agent of York Trustee Services, LLC, the within named bargainor, being duly authorized, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation, company, or entity by himself or herself as such officer.

WITNESS my hand and Notarial Seal the day and year above written.

_____
Notary Public

My Commission Expires: 01/08/15

DJ DILLON NOTARY My Comm. Expires January 8, 2015 PUBLIC CHEROKEE COUNTY, GEORGIA

TNFC - Deed Substitute Trustee
TN-87000062-13
2014-07-28 @ 09:00:11 / IR

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I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $53,600.00, 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 THIS 28 DAY OF July, 2014.

Notary Public

My Commission Expires: 01/08/15

DJ DILLON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Comm. Expires January 8, 2015

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Parcel ID #: 05101005400

Mail Tax Notices To and Property Owner:
One West Bank, FSB
888 East Walnut Street
Pasadena, CA 91101