Davidson County DEEDTRS
Recvd: 08/01/14 11:44 8 pgs
Fees:43.00 Taxes:525.40
20140801-0068964

This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WSC 1701-110060-FC

Tennessee
Map # 163-01-0-028.00

TN13553

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 22, 2009, and recorded in Register's Instrument No. 20090709-0064197 in the Register's Office of Davidson County, Tennessee, Morshanna Campbell, a married woman, conveyed to K. Thomas Sidwell of Williamson, 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 201406090049997 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 17, 2014, at the Auction.com Room at the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201 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 American Homes 4 Rent Properties Seven, LLC, A Delaware Limited Liability Company, whose address is 30601 Agoura Road, Suite 200 , Agoura Hills, CA 91301 being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED FORTY TWO THOUSAND AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of its bid.

NOW, THEREFORE, in consideration of the premises and the payment by American Homes 4 Rent Properties Seven, LLC, A Delaware Limited Liability Company 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 American Homes 4 Rent Properties Seven, LLC, A Delaware Limited Liability Company, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Hickory Highland Place, Phase I, as of record in Plat Book 9700, Page 189, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Morshanna Campbell, a married woman, her heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument Number 20050809-0093954, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

Proper notice of this sale has been made to the Internal Revenue Service and the State of Tennessee Department of Revenue, and this sale is made subject to the redemption rights of the Internal Revenue Service and the State of Tennessee Department of Revenue.

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 American Homes 4 Rent Properties Seven, LLC, A Delaware Limited Liability Company, its successors and 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 17, 2014 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 17, 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

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
4117 Highlander Court,
Antioch, TN 37013-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
American Homes 4 Rent Properties Seven, LLC, A Delaware Limited Liability Company
30601 Agoura Road, Suite 200
Agoura Hills CA 91301

****

STATE OF ~~TENNESSEE~~ CALIFORNIA – COUNTY OF LOS ANGELES
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, July 17, 2014
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/6/16

NRO1 NRO1
HELEN CHO
COMM. #1966217
Notary Public - California
Los Angeles County
My Comm. Expires Feb. 6, 2016

WEISS SPICER CASH, PLLC
ATTORNEYS AT LAW

ARNOLD M. WEISS
VALERIE ANN SPICER
ELIZABETH ANN CASH

TELEPHONE: 901-526-8296
FACSIMILE: 901-526-3061
WEB: WWW.WEISS-SPICER.COM

208 ADAMS AVENUE
MEMPHIS, TN 38103-1991

June 6, 2014

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
MR. REAGAN FARR
COMMISSIONER OF REVENUE
STATE OF TENNESSEE
P.O. BOX 190665
NASHVILLE, TN 37219-0665

Re: Section 67-6035 Notice of Sale
Derek Campbell
4117 Highlander Court
Antioch, TN 37013-0000
Loan #22738654
FHA #483-4210525-703

Dear Mr. Farr:

We represent Bank of America, N.A., the holder of a Promissory Note executed by Morshanna Campbell, a married woman, dated June 22, 2009 in the original amount of $174,880.00. The note is secured by a first Deed of Trust of the same date which is of record in Register's Instrument No. 20090709-0064197, Register's Office of Davidson County, Tennessee. The note is in default and the principal balance and interest due on the indebtedness have been accelerated in accordance with the terms and conditions of the instruments and the foreclosure sale has been scheduled for Thursday, July 17, 2014.

It is our understanding that the State of Tennessee Department of Revenue has filed a Notice of State Tax Lien against the property, therefore, in accordance with T.C.A 67-1-1433, we are submitting the following:

1. This notice is submitted by Weiss Spicer Cash, PLLC, attorneys at law, 208 Adams Avenue, Memphis, Tennessee, 38103, on behalf of Bank of America.

2. A copy of the liens filed by the State of Tennessee of record in Register's Instrument No. 20050615-0068431 and Register's Instrument No. 20050727-0087907, Register's Office of Davidson County, Tennessee, is attached.

WEISS SPICER CASH, PLLC

ATTORNEYS AT LAW

ARNOLD M. WEISS
VALERIE ANN SPICER
ELIZABETH ANN CASH

208 ADAMS AVENUE
MEMPHIS, TN 38103-1991

TELEPHONE: 901-526-8296
FACSIMILE: 901-526-3061
WEB: WWW.WEISS-SPICER.COM

3. The street address of the property affected by this notice is 4117 Highlander Court, Antioch, Davidson County, Tennessee, said property being more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Hickory Highland Place, Phase I, as of record in Plat Book 9700, Page 189, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

4. The real property herein described will be sold at public auction for cash on Thursday, July 17, 2014 commencing at 10:00 AM at the Auction.com Room at the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201, Davidson County, Tennessee. A copy of the advertisement of the Substitute Trustee's Sale is also enclosed.

5. The approximate amount of the principal indebtedness is $169,630.58 as of October 1, 2011 with accrued interest at the rate of $5.875 per day from plus the expenses and attorney's fees and trustee's fees incurred in connection with this foreclosure. It is not anticipated that additional costs and expenses in this foreclosure will exceed the sum of $1,008.00.

Please accept this letter as the twenty-five (25) day notice required by T.C.A. 67-1-1433(b), which notice must be given to the Commissioner of Revenue or his delegate. Please advise immediately if there is any deficiency in this notice.

Yours very truly,

Arnold M. Weiss

ARNOLD M. WEISS

AMW: vm
Enclosure

THE WALZ CERTIFIED MAILER™ FROM **WALZ™**

FORM #35663 VERSION: 10/13
U.S. PAT. NO. 6,501,393

Label #1

Label #2

Label #3

7196 9008 9111 2433 5513

TO:

CERTIFIED MAIL-RETURN RECEIPT REQUESTED
Mr. Reagan Farr, Commissioner of Revenue
State of Tennessee, P.O. Box 190665
Nashville, TN 37219-0665

SENDER:

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

USPS®
Receipt for Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

A FOLD AND TEAR THIS WAY → OPTIONAL

B

Label #4 Certified Article Number 7196 9008 9111 2433 5513

SENDERS RECORD

Label #5

CERTIFIED MAIL-RETURN RECEIPT REQUEST
Mr. Reagan Farr, Commissioner of Revenue
State of Tennessee, P.O. Box 190665
Nashville, TN 37219-0665

Charge Amount:

Charge To:

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS FOLD AT DOTTED LINE
CERTIFIED MAIL™

7196 9008 9111 2433 5513

FOLD AND TEAR THIS WAY →

C

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

7196 9008 9111 2433 5513

3. Service Type **CERTIFIED MAIL™**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

CERTIFIED MAIL-RETURN RECEIPT REQUESTED
Mr. Reagan Farr, Commissioner of Revenue
State of Tennessee, P.O. Box 190665
Nashville, TN 37219-0665

1701-110060-FC

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature
X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

PS Form 3811, January 2005 Domestic Return Receipt

Thank you for using Return Receipt Service

WEISS SPICER CASH, PLLC
ATTORNEYS AT LAW

ARNOLD M. WEISS
VALERIE ANN SPICER
ELIZABETH ANN CASH

208 ADAMS AVENUE
MEMPHIS, TN 38103-1991

TELEPHONE: 901-526-8296
FACSIMILE: 901-526-3061
WEB: WWW.WEISS-SPICER.COM

June 6, 2014

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
District Director of the Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203

ATTN: Chief, Special Procedures Staff

Re: Serial #424009708
Morshanna Campbell and Derrick Campbell
4117 Highlander Court
Antioch, TN 37013-0000
Loan #22738654
FHA #483-4210525-703

Dear Sir:

We represent Bank of America, N.A. the owner and holder of a first deed of trust covering the property municipally described in the above caption. A xerox copy of the instrument which, as you will notice, is of record in Register's Instrument No. 20090709-0064197, Davidson County Register's Office, is enclosed. The indebtedness secured by the deed of trust is in default and, accordingly, consistent with the terms and conditions of the instrument, the principal balance and interest due have been accelerated and the foreclosure sale is scheduled for Thursday, July 17, 2014 at 10:00 AM at the Auction.com Room at the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201, Davidson County, Tennessee, at which time the property will be sold at the public outcry to the highest and best bidder for cash. The principal balance of our client's debt is $169,630.58, plus interest at the rate of 5.875% per annum from October 1, 2011 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Register's Instrument No. 20080228-0019656, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

Arnold M. Weiss

ARNOLD M. WEISS

AMW: vm
cc:

THE WALZ CERTIFIED MAILER™ FROM **WALZ™**

FORM #35663 VERSION: 10/13
U.S. PAT. NO. 5,501,393

Label #1

Label #2

Label #3

7196 9008 9111 2433 5520

TO:

CERTIFIED MAIL-RETURN RECEIPT REQUESTED
District Dir of the Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203

SENDER:

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

USPS®
Receipt for Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

A FOLD AND TEAR THIS WAY → OPTIONAL

B

Label #4 Certified Article Number 7196 9008 9111 2433 5520

SENDERS RECORD

Label #5

CERTIFIED MAIL-RETURN RECEIPT REQUEST
District Dir of the Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203

Charge Amount:

Charge To:

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS FOLD AT DOTTED LINE
CERTIFIED MAIL™

7196 9008 9111 2433 5520

FOLD AND TEAR THIS WAY →

C

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

7196 9008 9111 2433 5520

3. Service Type **CERTIFIED MAIL™**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

CERTIFIED MAIL-RETURN RECEIPT REQUESTED
District Dir of the Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203

1701-110060-FC

PS Form 3811, January 2005 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

C. Signature

X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Thank you for using Return Receipt Service

Thank you for using Return Receipt Service

True Copy Certification

I, Dru Lynch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Los Angeles

Personally appeared before me, Helen Cho, a notary public for this county and state, Dru Lynch who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: February 6, 2016

Notary' Seal (if on paper)