BILL GARRETT, Davidson County
Trans:T20140057246 DEEDTRS
Recvd: 08/06/14 09:12 2 pgs
Fees:13.00 Taxes:219.08
20140806-0070506

RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WSC #7134-0114115-FC

Tennessee
Map # 096-10-0-005.00

M.W. Pinkston
GREEN TREE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 29, 2005, and recorded in Register's Instrument No. 20050804-0092051 in the Register's Office of Davidson County, Tennessee, M. Wade Pinkston and Jerry W. Fisher and M. Wade Pinkston, as joint tenants with right of survivorship M. Wade Pinkston & M. Wade Pinkston are one in the same person, 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 REGISTERS INSTRUMENT NO. 20140630-0057197 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 29, 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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of FIFTY NINE THOUSAND TWO HUNDRED ELEVEN 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 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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Elizabeth A. Cash, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16, its 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:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOTS NO 50 AND 51 ON THE MAP OF DONELSON HEIGHTS AS OF RECORD IN PLAT BOOK 1424, PAGE 35 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT IN THE NORTHWESTERLY MARGIN OF SURREY RD. AT THE CORNER OF LOTS 49 AND 50; THENCE WITH THE LINE BETWEEN SAID LOTS NORTHWESTERLY 213.090 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE REAR LINE OF LOTS 50 AND 51 AND ALONG THE REAL LINE OF LOTS 53 AND 54 AND 55 206.74 FEET TO THE CORNER OF LOTS 52; THENCE WITH THE LINE BETWEEN LOTS 51 AND 53 EASTERLY 78 FEET TO THE MARGIN OF SURREY RD; THENCE WITH THE MARGIN OF THE SAME SOUTHERLY AROUND A SLIGHT CURVE 233.54 FEET TO THE BEGINNING.

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

M. Wade Pinkston, unmarried, (HIS/HER/THEIR) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20070928-0115727, also acquired in Book 10328, Page 814 & Book 10377, Page 975, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16, its successors and assigns in fee simple forever, to whom the said Elizabeth A. Cash, 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 Elizabeth A. Cash, Substitute Trustee, has on July 29, 2014 hereunto set his hand and seal.

Elizabeth A. Cash, Substitute Trustee
ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 29, 2014 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Elizabeth A. Cash 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.

Kimberly Teague
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
2829 Surrey Road,
Nashville, TN 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

The Bank of New York Mellon
c/o BAC Tax Services Corporation
PO Box 10211, SV-24
Van Nuys, CA 91410

Mortgagee: None

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,211.00
AFFIANT Elizabeth A. Cash
SUBSCRIBED AND SWORN TO BEFORE ME, July 29, 2014
NOTARY PUBLIC Kimberly Teague
MY COMMISSION EXPIRES 5-7-2018

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

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