3937 & 3939 Clarksville Pike, Nashville, TN

This Instrument Prepared By:
David M. Smythe
**SMYTHE & HUFF**
Suite 333- Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

BILL GARRETT, Davidson County
Trans:T20140059103 DEEDTRS
Recvd: 08/12/14 13:54 3 pgs
Fees:18.00 Taxes:333.00
20140812-0072750

# SUBSTITUTE TRUSTEE'S DEED

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| CFS Allocation Solutions III, LLC<br>c/o Midwest Servicing, Inc.<br>230 CrossKeys Office Park<br>Fairport, NY 14450 | Same | Map No. 069-04<br>Parcel Nos. 075.00 and<br>076.00 |

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of August 2014.

Notary Public

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 3, 2015

WHEREAS, by Deed of Trust dated March 19, 2008 of record in Instrument No. 20080423-0041424, Register's Office for Davidson County, Tennessee, Michael C. Seay and Brenda K. Seay, husband and wife, conveyed to FMLS, Trustee, the hereinafter described property for the purpose of securing the payment of a Promissory Note (the "Note) and other indebtedness as described in said Deed of Trust whereas FLMS resigned; and

WHEREAS, the holder of the debt secured the appointment of David M. Smythe as Substitute Trustee by instrument of record in Instrument No. 20140428-0035552, said Register's office; 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 of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in The Tennessean/Davidson A.M. edition on July 4, 2014, July 11, 2014, and July 18, 2014; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 31st day of July, 2014, at 10:00 o'clock a.m. at the south front entrance of the Davidson County Courthouse, James Robertson Parkway, Nashville, Tennessee; and

WHEREAS, at the appointed time and place, undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, CFS Allocation Solutions III, LLC, being the highest and best bidder became the purchaser of said property at and for the sum of Ninety Thousand and no/100ths Dollars ($90,000.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Regions Bank, the following real estate:

> Land in Davidson County, Tennessee, being Lot(s) No. 11 and the Northerly ½ of Lot 10, Block AA, as shown on the map entitled the Revised Map of Fairview Subdivision, of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Said Lots adjoin together 125 feet on the West side of Highway 112, (or Clarksville Highway) and run back between parallel lines 200 feet to a dead line in the rear.
>
> Being the same property conveyed to Michael C. Seay and wife, Brenda K. Seay, husband and wife, by Warranty Deed from Dr. N. Horace Mann, Jr. and wife, Barbara E. Mann, of record in Instrument No. 20080423-0041423, said Davidson County Register's Office.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in hand and free from the equity of redemption, statutory right of redemption, homestead, elective share and all other exemptions and redemption rights in the Makers of said Deed of Trust and all persons claiming through and under said Makers.

UNDERSIGNED, as Substitute Trustee, hereby conveys to CFS Allocation Solutions III, LLC, its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is also subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 12th day of August, 2014.

David M. Smythe, Substitute Trustee

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

Personally appeared before me, Shelley L. Orr, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 12th day of August, 2014.

Shelley L. Orr
Notary Public

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 3, 2015