This instrument prepared by:
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WSC 2622-110541-FC

BILL GARRETT, Davidson County
Trans:T20140059510 DEEDTRS
Recvd: 08/13/14 14:39 2 pgs
Fees:13.00 Taxes:201.65
20140813-0073227

Tennessee
Map # 042-07-0A-051.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 25, 2005, and recorded in Register's Instrument No. 20050412-0040449 in the Register's Office of Davidson County, Tennessee, Caprice M Truett (unmarried), conveyed to I. Dyke Tatum, 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 201401210005229 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 February 27, 2014 at which time said sale was postponed and held on May 22, 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 Keith B. Harris, single and Daniel Richard Harris, single, whose address is 4768 Apollo Drive , Antioch, TN 37013 being the highest and best bidder, became the purchaser of said property at and for the sum of FIFTY FOUR THOUSAND FIVE HUNDRED 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 his bid.

NOW, THEREFORE, in consideration of the premises and the payment by Keith B. Harris, single and Daniel Richard Harris, single 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 Keith B. Harris, single and Daniel Richard Harris, single, his heirs 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:

Being Lot No. 215 on the Plan of Revised Phase Two, Heritage Square, of record in Plat Book 5200, page 378, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a 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.

Caprice M. Truett, unmarried, (his/hers/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Book 9544, Page 204, 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 Keith B. Harris, single and Daniel Richard Harris, single, his heirs 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 May 22, 2014 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 22, 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
853 Heritage Circle,
Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Keith B. Harris and Daniel Richard Harris
4768 Apollo Drive
Antioch TN 37013

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STATE OF TENNESSEE – COUNTY OF Davidson
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,500.00
AFFIANT Daniel R. Harris, Keith B Harris
SUBSCRIBED AND SWORN TO BEFORE ME, ~~May 22, 2014~~ 8/13/14
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-3-17

SHERRY CLEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY