This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
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901-526-8296
WSC 1701-112235-FC

BILL GARRETT, Davidson County
Trans:T20140062809 DEEDTRS
Recvd: 08/25/14 12:35 2 pgs
Fees:13.00 Taxes:627.15
20140825-0077280

Tennessee
Map # 097-02-0A-113.00CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 25, 2012, and recorded in Register's Instrument No. 20120529-0046153 in the Register's Office of Davidson County, Tennessee, Fabian Spence and Tiffany D. Spence, husband and wife, 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 Register's Instrument No. 20140314-0021255 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 May 1, 2014, at the Auction.com Room at the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201 of the Courthouse 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 William T. Chapman, IV, Trustee of the 1709 Stonewater Drive Trust, whose address is 2002 Richard Jones Road, Suite 203-A Nashville, TN 37215, being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED SIXTY NINE 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 William T. Chapman, IV, Trustee of the 1709 Stonewater Drive Trust 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 William T. Chapman, IV, Trustee of the 1709 Stonewater Drive Trust, 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:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

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

Fabian Spence and wife, Tiffany D. Spence, (his/hers/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20120529-0046152, 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 William T. Chapman, IV, Trustee of the 1709 Stonewater Drive Trust, 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 1, 2014 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 1, 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

KATHY S RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 05-07-2018

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1709 Stonewater Drive,
Hermitage, TN 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
William T. Chapman, IV, Trustee of the 1709 Stonewater Drive Trust
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

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STATE OF TENNESSEE – COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, May 1, 2014
NOTARY PUBLIC
MY COMMISSION EXPIRES

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014