PREPARED BY AND RETURN TO:
Shapiro & Kirsch, LLP
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Davidson County	DEEDTRS
Recvd: 08/27/14 13:52	3 pgs
Fees:17.00 Taxes:0.00	
20140827-0078259	

S&K:12-042927

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 18, 2006, recorded in Instrument No. 20060825-0105363, in the Register's Office of Davidson County, Tennessee, Buck Mills, unmarried conveyed to Robert M. Wilson, Jr., Trustee, 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20121220-0117449, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested said Substitute Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request the property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the Nashville Ledger, such advertisement appearing in said newspaper on June 20, 2014, June 27, 2014, and July 4, 2014, by which advertisement the sale was appointed to be held on July 24, 2014 at 10:00 AM, at which time it was announced the sale adjournment to be held on August 14, 2014, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, whose address is Seterus, Inc., 14523 SW Millikan Way, Suite 200, Beaverton, Oregon 97005, at and for the sum of $211,937.77, that being the highest and best bid offered; and,

WHEREAS, the purchaser 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 Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Federal National Mortgage Association, 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 Unit 2 on the Plan of West Park Phase 1, as established by a Master Deed for West Park Homeowners Association, Inc., of record in Plat Instrument Number 20040304-0024541 and Instrument Number 20040624-0075135, said Register's Office to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Michael Jude Williams, unmarried, on 02/28/2005 by deed from NVR, Inc., a Virginia Corp, TIA Fox Ridge Homes, filed for record on 03/07/2005 in Instrument No. 20050307-0024751, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Buck Mills on 8/18/06 by deed from Michael Jude Williams, filed for record on 8/25/06 in Instrument No. 20060825-0105362, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060825-0105363, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20060825-0105363, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument Number 20060825-0105362, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Federal National Mortgage Association, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set its hand and seal this 15th day of August, 2014.

Shapiro & Kirsch, LLP

By: Ashley M Jones

Ashley M. Jones

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 15th day of August, 2014, before me, a Notary Public, in and for said State and County, personally appeared Ashley M Jones, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Kirsch, LLP, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

MY COMMISSION EXPIRES
OCTOBER 21, 2017
My commission expires:

Linda Shaw
Notary Public

LINDA SHAW
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

No tax-federal governmental instrumentality. 12 U.S.C. § 1723a(c)(2)

PROPERTY ADDRESS: 7277 Charlotte Pike # 102, Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

S&K File #12-042927
Map & Parcel -114 08 0C 002.00

I, Oscie Bonner, do hereby make oath that I am 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

August 27, 2014
Date

State of Tennessee

County of Shelby

On this the 27TH day of August, 2014, personally appeared before me, a notary public for this county and state, Oscie Bonner, 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:

DOROTHY A. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TENN
My Comm. Expires November 14, 2015

S&K No. 12-042927