RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WSC #7134-0114314-FC

BILL GARRETT, Davidson County
Trans:T20140066193 DEEDTRS
Recvd: 09/05/14 11:19 2 pgs
Fees:12.00 Taxes:0.00
20140905-0081436

TENNESSEE
MAP # 086-11-0A-068.00CO

AMBER ANDERSON
GREEN TREE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 19, 2006, and recorded in Register's Instrument No. 20060928-0120194 in the Register's Office of Davidson County, Tennessee, Amber A. Anderson, a single woman, conveyed to Escrow Corporation, 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. 20140808-0071761 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 September 2, 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of SIXTY FOUR THOUSAND FIVE HUNDRED FORTY TWO AND 51/100'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 FEDERAL NATIONAL MORTGAGE ASSOCIATION 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of Davidson, State of Tennessee, to-wit:

A CONDOMINIUM IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2, BUILDING 10, IN RAINTREE VILLAGE, A CONDOMINIUM, CREATED UNDER CHAPTER 27, TITLE 64 OF THE TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 4753, PAGE 140, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS SHOWN ON THE PLAT OF HERMITAGE WOODS CONDOMINIUM APARTMENTS, PHASE II, OF RECORD IN BOOK 4675, PAGE 37, IN SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE ACCURATE DESCRIPTION. GARAGE NO. 10-2-G IS A LIMITED COMMON ELEMENT FOR THE USE OF THE OCCUPANT OF SAID UNIT.

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

Amber A. Anderson, unmarried, (HIS/HER/THEIR) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20060928-0120193, 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors 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 September 2, 2014 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 2, 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

My Commission Expires:

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

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
403 RAINTREE PLACE
HERMITAGE, TN 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
P.O. Box 650043
Dallas, TX 75265-0043

Mortgagee: None

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $*****EXEMPT*****
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, September 2, 2014
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-7-2018

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

WSC #7134-0114314-FC