FILE NO.: NAT-14-03418

Davidson County	DEEDTRS
Recvd: 09/19/14 10:39	4 pgs
Fees:23.00 Taxes:178.93	
20140919-0086138	

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
NAT-14-03418

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Nationstar Mortgage LLC	Nationstar Mortgage LLC	69-16/21.00
350 Highland Drive Lewisville, TX 75067	350 Highland Drive Lewisville, TX 75067	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated April 11, 2008 and recorded April 18, 2008, at **Instrument Number 20080418-0039510**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **JAMES T. GLENN AKA JAMES THOMAS GLENN** ("Borrower") conveyed to PRLAP, INC., Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on April 11, 2008, (the "Note"), which obligation is presently held by **Nationstar Mortgage LLC**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of PRLAP, INC., said appointment being set forth in **Instrument Number 20140724-0065852** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records 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, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on September 11, 2014, at 10:00 AM at the Front Entrance of The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, such advertisement appearing in said newspaper on August 14, 2014, August 21, 2014, August 28, 2014, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, on September 11, 2014, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **Nationstar Mortgage LLC** at the price of **Forty-Eight Thousand Three Hundred Sixty and 00/100 ($48,360.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Forty-Eight Thousand Three Hundred Sixty and 00/100 ($48,360.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Nationstar Mortgage LLC** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN THE 13TH, FORMERLY THE 23RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY GEO. W. WATKINS, SURVEYOR, JUNE 2, 1951 AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EASTERLY MARGIN OF ASTON AVENUE, 245 FEET NORTHERLY FROM THE NORTHEAST CORNER OF SAID ASHTON AVENUE AND THE NEW HYDES FERRY ROAD; THENCE SOUTH 63 DEGREES 30 MINUTES EAST 165 FEET TO A POINT; THENCE NORTH 37 DEGREES 30 MINUTES EAST 80 FEET TO AN IRON PIN; THENCE NORTH 61 DEGREES 30 MINUTES WEST 169.4 FEET TO AN OLD IRON PIPE IN THE EASTERLY MARGIN OF SAID ASHTON AVENUE; THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE, SOUTH 34 DEGREES WEST 85 FEET TO THE BEGINNING.

The source of title is recorded at Instrument Number 20080418-0039509, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 2008 ASHTON AVE, NASHVILLE, TN 37218.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee this ___ day of SEP 12 2014, 20___.

Rubin Lublin TN, PLLC

Printed Name: Victor Kang

Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, J.Z. Marshall-Clarke, of the state and county aforesaid, personally appeared, Victor Kang, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, GA, ____, this ___ day of SEP 12 2014, 20___.

Notary Public

J.Z. MARSHALL CLARKE NOTARY PUBLIC EXPIRES GEORGIA JAN. 20, 2018 PUBLIC HANCOCK COUNTY

My commission expires:

January 20, 2018

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $48,360.00.

WITNESS my hand and seal at office in this ___ day of SEP 12 2014, 20___.

Printed Name: Victor Kang

Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

Sworn to and subscribed
before me this ___ day of SEP 12 2014, 20___.

Notary Public

My commission expires:

January 20, 2018

J.Z. MARSHALL CLARKE NOTARY PUBLIC EXPIRES GEORGIA JAN. 20, 2018 PUBLIC HANCOCK COUNTY

True Copy Certification

I, Victor Kang, do hereby make oath that I am a licensed attorney and/or 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

State of Georgia

County of Gwinnett

Personally appeared before me, J.Z. Marshall-Clarke, a Notary Public for this county and state, Victor Kang who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SEP 12 2014
Date

Notary's Signature

My Commission Expires: 1/20/2018
Notary' Seal (if on paper)

J.Z. MARSHALL CLARKE NOTARY PUBLIC MORGAN COUNTY GEORGIA EXPIRES JAN. 20, 2018