PREPARED BY AND RETURN TO:
Shapiro & Kirsch, LLP
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Davidson County DEEDTRS
Recvd: 09/23/14 09:30 3 pgs
Fees:18.00 Taxes:511.67
20140923-0087008

S&K:14-059510

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 26, 2009, recorded in Instrument No. 20090223-0015790, in the Register's Office of Davidson County, Tennessee, Gwendolyn Reado-Webb, married and Michael Webb, her husband conveyed to Legacy Title and Escrow, L.L.C., 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 20140723-0065567, 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 Ledger, such advertisement appearing in said newspaper on August 8, 2014, August 15, 2014, and August 22, 2014, by which advertisement the sale was appointed to be held on September 9, 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 Bank of America, N.A., whose address is Bank of America, N.A., 400 National Way, Simi Valley, California 93065-6298, at and for the sum of $138,288.72, 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 Bank of America, N.A. 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 Bank of America, N.A., his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, Being Lot No 54 on the Plan of Morningside Heights, Section I, as shown on plat of record in Plat Book 1130, Page 76, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.
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> This being the same property conveyed to Gwendolyn Reado, unmarried by Warranty Deed from Rena S. Baggett, unmarried, dated March 27, 2002, filed of record on April 4, 2002, in Instrument No. 20020404-0041278, in the aforesaid Register's Office.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20090223-0015790, 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. 20090223-0015790, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument Number 20020404-0041278, 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 Bank of America, N.A., his 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 16 day of September, 2014.

Shapiro & Kirsch, LLP

By: _____
Phillip Brooks

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 16 day of September, 2014, before me, a Notary Public, in and for said State and County, personally appeared Phillip Brooks, 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 JANUARY 05, 2018
My commission expires:

Notary Public

CASSANDRA JONES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $138,288.72, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

MY COMMISSION EXPIRES JANUARY 05, 2018
My commission expires:

Notary Public

CASSANDRA JONES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

PROPERTY ADDRESS: 1205 Argile Avenue, Madison, Tennessee 37115
SECONDARY PROPERTY ADDRESS: 1205 Argle Avenue, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of America, N.A. 400 National Way
Simi Valley, California 93065-6298

S&K File #14-059510
Map & Parcel -051 12 0 067.00

I, Idil Said, 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.

Idil Said
Signature

09/23/2014
Date

State of Tennessee

County of Shelby

On this the 23rd day of September, 2014, personally appeared before me, a notary public for this county and state, Idil Said who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Myeshia Rich
Notary's Signature

MY COMMISSION EXPIRES
OCTOBER 21, 2017

My Commission Expires: _____

MYESHIA RICH
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

S&K No. 14-059510