RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WSC #1701-0115238-FC

BILL GARRETT, Davidson County
Trans:T20140075933 DEEDTRS
Recvd: 10/08/14 08:48 2 pgs
Fees:13.00 Taxes:147.12
20141008-0093126

Tennessee
Map # 071-02-0-197.00

Lula Cunningham
BANK OF AMERICA
483-1118643-703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 24, 1986, and recorded in Book 6932, Page 956, re-recorded in Book 7226, Page 70, and transferred in Book 11658, Page 595 in the Register's Office of Davidson County, Tennessee, Lillian C. Hall and husband Andrew Hall, Sr. & Valerie Hall Unmarried and Robert A. Davis et ux Cathy E. Davis, transferred to Lula Cunningham, unmarried, conveyed to Stephen R. Josleyn, 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 #20021009-0123883 & RE-RECORDED IN REGISTER'S INSTRUMENT #20021018-0128014 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 October 2, 2014, at the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, 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 BANK OF AMERICA, N.A., a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of THIRTY NINE THOUSAND SEVEN HUNDRED SIXTY THREE AND 21/100'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 BANK OF AMERICA, N.A. 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 BANK OF AMERICA, N.A., 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 LOT NO. 27B, ZONE LOT DIVISION OF LOT 27 OF THE RESUBDIVISION OF LOT 27 OF JOHN J. RUCKER SUBDIVISION, AS OF RECORD IN BOOK 6250, PAGE 651, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

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

Lula Cunningham, unmarried, (HIS/HER/THEIR) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Book 11658, Page 595, 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 BANK OF AMERICA, N.A., 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 October 2, 2014 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 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

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

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
434 Roger Williams Avenue,
Nashville, TN 37207-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Bank of America, N.A.
c/o BAC Tax Services Corporation
PO Box 10211, SV-24
Van Nuys, CA 91410

Mortgagee: None

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $39,763.21
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, October 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 #1701-0115238-FC