BILL GARRETT, Davidson County
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THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

S&K:14-058904

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 21, 2002, recorded in Instrument No. 20020328-0038196; modified at Instrument Number 20111205-0094372, in the Register's Office of Davidson County, Tennessee, Roger W. Evans and wife, Gloria A. Evans conveyed to W. William Davis, 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 20140821-0076439, 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 22, 2014, August 29, 2014, and September 5, 2014, by which advertisement the sale was appointed to be held on October 7, 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 and following such notice the default was not cured.

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 Regal Homes, Co., whose address is 290 Ed Harris Road, Ashland City, TN 37015, at and for the sum of $104,500.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Regal Homes, Co., 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 Regal Homes, Co. 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 Regal Homes, Co., 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:

TRACT NO. 2:

Being part of an unnumbered tract as shown on the plan of S.A. Epperson's Subdivision, of record in Book 161, Page 72, Register's Office for said County, as described as follows: Beginning at a point in the westerly margin of North 4th Street or Lischey Avenue, 278.5 feet south of the northwest corner of said street and Cleveland Street, being the northeast corner of the property conveyance to Otis M. Carter and wife, by deed of record in Book 1938, Page 395, Register's Office for said county; thence along the center line of a tree row, hedge and fence, 185.6 feet to a post in the easterly margin of a 12 foot alley; thence along said alley, northerly 60 feet to a point; thence easterly 184.3/4, more or less to the westerly margin of North 4th Street, thence with said street, southerly 60 feet more or less, to the beginning.

This being the same property conveyed to Roger W. Evan and wife, Gloria A. Evans by deed from Nesbitt C. Burrell and Priscilla A. Burrell Wood dated August 27, 1999 and recorded August 27, 1999 in Book 11638, Page 619, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20020328-0038196; modified at Instrument Number 20111205-0094372, 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. 20020328-0038196; modified at Instrument Number 20111205-0094372, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Book 11638, Page 619, 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.

This conveyance is subject to the right of the United States of America to redeem the land as provided for in 26 U.S.C. 7425 (d) (1). Attached hereto is a copy of the notice thus provided and a copy of the written response of the United States to the notice thus provided, if any.

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 Regal Homes, Co., 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 16th day of October, 2014

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

Michael A. Dennie

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 16th day of October, 2014, before me, a Notary Public, in and for said State and County, personally appeared Michael A. Dennie, 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 30, 2015
My commission expires:

_____
Notary Public

HILARY MARTIN
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 $104,500.00, 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.

Oct 30 2017
My commission expires:

_____
Notary Public

GLENDA SANDLIN
STATE OF TENNESSEE NOTARY PUBLIC
GRAHAM COUNTY
My Commission Expires OCT. 30, 2017

PROPERTY ADDRESS: 834 Lischey Avenue, Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Regal Homes, Co.
290 Ed Harris Road, Ashland City, TN 37015

S&K File #14-058904 / SPZ
Map & Parcel -082 07 0 116.00

RETURN TO:

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PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.