PREPARED BY AND RETURN TO:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690

Davidson County DEEDTRS
Recvd: 11/05/14 13:43 8 pgs
Fees:43.00 Taxes:713.90
20141105-0102299

S&K:14-059915

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 2, 2006, recorded in Instrument No. 20060215-0018124, in the Register's Office of Davidson County, Tennessee, Kevin Carter conveyed to Wesley D. Turner, 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 20140910-0083003, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder 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 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 September 19, 2014, September 26, 2014, and October 3, 2014, by which advertisement the sale was appointed to be held on October 23, 2014, at the front entrance of the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, 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 U.S. Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AR1, whose address is Nationstar Mortgage LLC, 350 Highland Dr., Lewisville, Texas 75067, at and for the sum of $192,947.28, 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 U.S. Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AR1 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 U.S. Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AR1, 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. 10 on the Plan of Revised Castlegate Section 3 & 6, of record in Plat Book 6200, Page 565, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kevin Carter by Warranty Deed from Hattie L. Webb and Bruce D. Pinkerton, recorded as Instrument No. 20060215-0018123, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060215-0018124, 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. 20060215-0018124, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument Number 20060215-0018123, 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 State of Tennessee to redeem the land as provided for in T.C.A. 67-1-1433 (c) (1). Attached hereto is a copy of said notice and letter of compliance.

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 U.S. Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AR1, 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 29th day of October, 2014.

Shapiro & Kirsch, LLP

By: Budget Cole

Bridget Cole

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 29 day of October, 2014 before me, a Notary Public, in and for said State and County, personally appeared Bridget Cole, 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, 2015

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 $192,947.28, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Budget Cole

Affiant

Bridget Cole

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

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires:

Notary Public

CASSANDRA JONES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

PROPERTY ADDRESS: 705 Lake Terrace Drive, Nashville, Tennessee 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AR1
350 Highland Dr.
Lewisville, Texas 75067

S&K File #14-059915
Map & Parcel -150 02 0 096.00

Gerald M. Shapiro
Admitted in Illinois & Florida
Joe M. Kirsch, Managing Partner
Admitted in Tennessee
Sharon N. Fewell, Managing Attorney
Admitted in Arkansas & Tennessee
Ashley M. Jones
Admitted in Arkansas & Tennessee
Bonnie B. Culp
Admitted in Tennessee
Robert Schneider
Admitted in Tennessee

Shapiro and Kirsch, LLP
ATTORNEYS AT LAW

Matthew W. Graves
Admitted in Arkansas Federal Courts, Kentucky & Tennessee
Philip Brooks
Admitted in Tennessee
Michael A. Dennie
Admitted in Mississippi & Tennessee
Bridget Cole
Admitted in Tennessee

September 17, 2014

CERTIFIED MAIL # 7196 9008 9111 0909 6927
RETURN RECEIPT REQUESTED

State of Tennessee
Commissioner of Revenue
Andrew Jackson State Office Building
Nashville, TN 37242-0002

RE: Property Address: 705 Lake Terrace Drive, Nashville, Tennessee 37217
Property Owner(s): Kevin Carter
S&K # 14-059915

Dear Sir:

Pursuant to T.C.A. 67-1-1433 and applicable Tennessee statutes, as attorney for Nationstar Mortgage LLC, I am submitting this as formal notice of the foreclosure proceedings of the above described real property.

The loan is held by U.S. Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AR1 of record at Instrument No. 20060215-0018124 in Davidson, Tennessee.

The legal description of the property is:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Revised Castlegate Section 3 & 6, of record in Plat Book 6200, Page 565, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Carter by Warranty Deed from Hattie L. Webb and Bruce D. Pinkerton, recorded as Instrument No. 20060215-0018123, Register's Office for Davidson County, Tennessee.

Your Notice of Tax Lien was filed: Instrument No. 20071009-0119987

County: Davidson
Date: October 9, 2007

and has Account Number: IRP#175845-001

The foreclosure will be held for cash:

Place: Davidson County Courthouse
Date: October 23, 2014
Time: 10:00AM

The approximate amount of the principal obligation including interest is **$208,826.69.**

The approximate expenses will be:

Advertisement	**$ 450.00**
Attorney fee	**$ 550.00**
Recording	**$ 32.00**

Please advise immediately of any problems or objections. Also, please reference our file number on any correspondence returned to our office.

Sincerely,

Joe M. Kirsch

Encl.
cc: Nationstar Mortgage LLC

Gerald M. Shapiro
Admitted in Illinois & Florida
Joe M. Kirsch, Managing Partner
Admitted in Tennessee
Sharon N. Fewell, Managing Attorney
Admitted in Arkansas & Tennessee
Ashley M. Jones
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Please advise immediately of any problems or objections. Also, please reference our file number on any correspondence returned to our office.

Sincerely,

Joe M. Kirsch

Encl.
cc: Nationstar Mortgage LLC

TENNESSEE DEPARTMENT OF REVENUE

NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T. C. A. 67-1-1401 et. seq. A lien exists in favor of the State of Tennessee. This lien exists on all property and all rights, title and interest in property acquired prior to or subsequent to the filing of this notice that belongs to the named taxpayer(s).

Notice is hereby given that there have been assessed taxes, penalty, and interest against the indicated taxpayer, which after demand for payment remain unpaid. The precise amount of the lien may be obtained from the State of Tennessee Enforcement Division at (615) 532-6344.

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:
KEVIN D. CARTER

ENTITY ID #
IRP # 175845-001

D/B/A: KEVIN D. CARTER
705 LAKE TERRACE DR.
NASHVILLE TN 37217

COUNTY: DAVIDSON

This instrument was prepared by the Tennessee Department of Revenue.
Witness my hand, at Nashville, Tennessee, on 10/5/2007 .

COMMISSIONER OF REVENUE

By: _____
Delegate of Commissioner

FOR REGISTER USE ONLY.....PRINT OR STAMP

BOOK NO.	PAGE NO.	DATE	TIME

INSTRUMENT # Davidson County LIENSTL
Rcvd: 10/09/07 08:58 1 pgs
Fees:12.00 Taxes:0.00

REGISTER: 20071009-0119987

I, Oscie Bonner, 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.

Signature

November 5, 2014
Date

State of Tennessee

County of Shelby

On this the 5th day of November, 2014, personally appeared before me, a notary public for this county and state, Oscie Bonner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELISSA GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: MY COMMISSION EXPIRES AUGUST 01, 2016

S&K No. 14-059915