RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WSC #7062-0115932-FC

BILL GARRETT, Davidson County
Trans:T20140088633 DEEDTRS
Recvd: 11/25/14 08:28 2 pgs
Fees:13.00 Taxes:385.72
20141125-0108413

Tennessee
Map # 053.02-0-065.00

Brenda Jones
CARRINGTON
4833959178703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 21, 2008, and recorded in Instrument Number 20081031-0108787 and corrected at Scrivener's Affidavit recorded at Register's Instrument No. 20141001-0090381 in the Register's Office of Davidson County, Tennessee, Brenda Douglas Jones and Jessie Jones, conveyed to Anchor Title, LLC, 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 NO. 20140915-0084416 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 November 18, 2014, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center, Nashville, 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 CARRINGTON MORTGAGE SERVICES LLC, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED FOUR THOUSAND FIVE HUNDRED TWENTY AND NO/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 CARRINGTON MORTGAGE SERVICES LLC 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 CARRINGTON MORTGAGE SERVICES LLC, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Old Hickory, County of Davidson, State of Tennessee, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 34 ON THE MAP OF FAIRWAY VIEW SUBDIVISION, AS OF RECORD IN BOOK 2900, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER DESCRIBED AS FOLLOWS: SAID LOT NO. 34 FRONTS 80 FEET ON THE EASTERLY SIDE OF NEWPORT DRIVE AND RUNS BACK 166.4 FEET ON THE NORTHERLY LINE AND 113.9 FEET ON THE SOUTHERLY LINE, TO AN IRREGULAR LINE IN THE REAR ON WHICH IT MEASURES 95.7 FEET.

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

Brenda Douglas Jones, (HIS/HER/THEIR) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20071001-0116281, 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 CARRINGTON MORTGAGE SERVICES LLC, 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 November 18, 2014 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On November 18, 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
115 Newport Drive,
Old Hickory, TN 37138-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Carrington Mortgage Services LLC
1610 East Saint Andrew Place
Suite B150
Santa Ana, CA 92705

Mortgagee: None

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,520.00
AFFIANT Julie Chambers agent
SUBSCRIBED AND SWORN TO BEFORE ME, November 18, 2014
NOTARY PUBLIC Kimberly Teague
MY COMMISSION EXPIRES 5-7-2018

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

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