FILE NO.: CMS-13-03662

BILL GARRETT, Davidson County
Trans:T20140090489 DEEDTRS
Recvd: 12/03/14 10:33 10 pgs
Fees:53.00 Taxes:1705.70
20141203-0110788

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
CMS-13-03662

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Sabin Ewing	Sabin Ewing	11615010600
1017 16th Ave S Nashville, Tn 37212	1017 16th Ave S Nashville, Tn 37212	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated April 29, 2005 and recorded May 16, 2005, at **Instrument Number 20050516-0054804**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **CHRISTOPHER FORTUNE AKA CHRISTOPHER T. FORTUNE and SHANNON FORTUNE AKA SHANNON S. FORTUNE** ("Borrower") conveyed to REALTY TITLE & ESCROW CO. INC., Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on April 29, 2005, (the "Note"), which obligation is presently held by **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-3**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of REALTY TITLE & ESCROW CO. INC., said appointment being set forth in **Instrument Number 20140206-0010465** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records 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, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on September 18, 2014, at 11:00 AM at the Front Entrance of the Historic Courthouse located at 1 Public Square , located in Nashville, Tennessee, such advertisement appearing in said newspaper on August 21, 2014, August 28, 2014, September 4, 2014, September 25, 2014, October 2, 2014, October 9, 2014, October 23, 2014, October 30, 2014, November 6, 2014 a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee subsequently postponed the sale in accordance with T.C.A. § 35-5-101(f), if required; and

WHEREAS, on November 20, 2014, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **Sabin Ewing** at the price of **Four Hundred Sixty-One Thousand and 00/100 ($461,000.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Four Hundred Sixty-One Thousand and 00/100 ($461,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Sabin Ewing** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PART OF LOT NO. 107 ON THE PLAN OF ROYAL OAKS LAND COMPANY`S SUBDIVISION OF THE BAKER TRACT, AS OF RECORD IN BOOK 421, PAGE 102 AND 103, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF HOBBS ROAD AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF SAID HOBBS ROAD AND THE EASTERLY MARGIN OF LYNWOOD BOULEVARD; THENCE WITH THE EASTERLY MARGIN OF SAID LYNWOOD BOULEVARD, SOUTHWARDLY 150 FEET TO A POINT; THENCE EASTWARDLY 273 FEET, MORE OR LESS, TO A POINT, THENCE NORTHWARDLY 148 FEET TO A POINT ON THE SOUTHERLY MARGIN OF SAID HOBBS ROAD WESTWARDLY 307.5 FEET, MORE OR LESS, TO THE BEGINNING.

The source of title is recorded at Book 11112 Page 647, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 500 LYNNWOOD BOULEVARD, NASHVILLE, TN 37205.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; any right of redemption as provided for in 26 U.S.C. § 7425(d), which the Internal Revenue Service may have with respect to the Federal tax lien attached hereto, taking into account the fact that the Internal Revenue Service has been notified of the foreclosure sale pursuant to 26 U.S.C. § 7425(c);any right of redemption as provided for in T.C.A. § 67-1-1433(c)(1), which the State of Tennessee may have with respect to the State tax lien attached hereto, taking into account the fact that the State of Tennessee has been notified of the foreclosure sale pursuant to T.C.A. § 67-1-1433(b)(1); and any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee this 21st day of November, 2014.

Rubin Lublin TN, PLLC

Printed Name: Victor Kang

Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, J.Z. Marshall-Clarke, of the state and county aforesaid, personally appeared , Victor Kang, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, GA, this 21st day of November, 2014.

Notary Public

My commission expires:

January 20, 2018

J Z MARSHALL CLARKE NOTARY PUBLIC JACKSON COUNTY EXPIRES GEORGIA JAN. 20, 2018

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $461,000.00.

WITNESS my hand and seal at office in this 21st day of November, 2014.

Printed Name: Victor Kang

Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

Sworn to and subscribed
before me this 21st day of November, 2014.

Notary Public

My commission expires:

January 20, 2018

J Z MARSHALL CLARKE NOTARY PUBLIC JACKSON COUNTY EXPIRES GEORGIA JAN. 20, 2018

EXHIBIT
A

RUBIN LUBLIN TN, PLLC

Attorneys and Counselors at Law
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103
TEL (877) 813-0992
FAX (404) 601-5846

2014 SEP 22 AM 11:06

September 17, 2014

TENNESSEE DEPARTMENT OF REVENUE
500 DEADERICK STREET
ANDREW JACKSON BUILDING
NASHVILLE, TN 37242

COPY

Re: Notice of State Tax Lien/Consent to Sell

File Number	**13-03662**
Lender's Loan No.	**XXXXXX5098**
Name Per Client:	**CHRISTOPHER FORTUNE AND SHANNON FORTUNE**
SSN:	**XXX-XX-1585, XXX-XX-1840**
Property Address:	**500 LYNNWOOD BOULEVARD, NASHVILLE, TN 37205**

Dear Sir or Madam:

Please file stamp one of the copies of the Notice of State Tax Lien and return to my office in the envelope provided. Our office will need a file stamped copy of the notice showing receipt of the document by the Tennessee Department of Revenue.

Sincerely,

RUBIN LUBLIN TN, PLLC

By: _____

JESSICA LARKINS
SPECIAL PROCEDURES

RUBIN LUBLIN TN, PLLC

ATTORNEYS AND COUNSELORS AT LAW
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103
TEL (877) 813-0992
FAX (404) 601-5846

September 17, 2014

TENNESSEE DEPARTMENT OF REVENUE
500 DEADERICK STREET
ANDREW JACKSON BUILDING
NASHVILLE, TN 37242

Re: Notice of State Tax Lien/Consent to Sell

Case Number:	**CMS-13-03662-5**
Name Per Client:	**CHRISTOPHER FORTUNE AND SHANNON FORTUNE**
SSN:	**XXX-XX-1585, XXX-XX-1840**
Property Address:	**500 LYNNWOOD BOULEVARD, NASHVILLE, TN 37205**

Dear Sir or Madam:

I am writing to advise you that Carrington Mortgage Services, LLC has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on October 16, 2014. Enclosed is a copy of the Notice of Sale which is being published in the Davidson County legal newspaper. The recording information for the Security Instrument and subsequent assignments, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that state tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required by law, we have attached a copy of the specific state tax lien(s) found. We are not certain but believe that the parties named in the state tax lien are the same as the above-referenced borrowers' Social Security Numbers, ending in CHRISTOPHER FORTUNE - XXX-XX-1585 and SHANNON FORTUNE - XXX-XX-1840, or other predecessors in title.

The unpaid principal balance of the loan against the above-referenced property is approximately $542,780.14. Interest through the sale date is approximately $500.00. Costs associated with the sale should be approximately $590.00 and the attorney fees will range from $900.00 to the maximum allowable by law.

If you should have any questions about this matter, please do not hesitate to contact this office at (877) 813-0992.

Sincerely,

RUBIN LUBLIN TN, PLLC

By: _____

N0007501

4826835090120

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 Tax Enforcement Division at (615) 741-7074.

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:

CHRISTOPHER T FORTUNE

D/B/A: CHRISTOPHER T FORTUNE
201 GILLESPIE DR APT 1104
FRANKLIN TN 37067-7577

ENTITY ID:

002 427-47-1585/000

002 427-47-1585

COUNTY: DAVIDSON

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand, at Nashville, Tennessee, on January 21, 2009.

COMMISSIONER OF REVENUE

By: William E Hobbs

Delegate of Commissioner

FOR REGISTER USE ONLY .... PRINT OR STAMP

BOOK NO PAGE NO. DATE TIME

REGISTER

Davidson County LIENSTL
Recvd: 01/26/09 10:28 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20090126-0006492

BY:

RV-N0007501

EXHIBIT
B

RUBIN LUBLIN TN, PLLC

Attorneys and Counselors at Law
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103
TEL (877) 813-0992
FAX (404) 601-5846

August 12, 2014

2014 AUG 14 AM 11:24

Internal Revenue Service
801 Broadway
MDP53
Nashville, TN 37203

COPY

Re: Notice of Federal Tax Lien/Consent to Sell

File Number	**13-03662**
Lender's Loan No.	**XXXXXX5098**
Name Per Client:	**CHRISTOPHER FORTUNE AND SHANNON FORTUNE**
SSN:	**XXX-XX-1585, XXX-XX-1840**
Property Address:	**500 LYNNWOOD BOULEVARD, NASHVILLE, TN 37205**

Dear Sir or Madam:

Please file stamp one of the copies of the Notice of Federal Tax Lien and return to my office in the envelope provided. Our office will need a file stamped copy of the notice showing receipt of the document by the Internal Revenue Service.

Sincerely,

RUBIN LUBLIN TN, PLLC

By: Luba Lyons

RUBIN LUBLIN TN, PLLC

ATTORNEYS AND COUNSELORS AT LAW
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103
TEL (877) 813-0992
FAX (404) 601-5846

August 12, 2014

Internal Revenue Service
801 Broadway
MDP53
Nashville, TN 37203

Re: Notice of Federal Tax Lien/Consent to Sell

Case Number:	**CMS-13-03662-5**
Name Per Client:	**CHRISTOPHER FORTUNE AND SHANNON FORTUNE**
SSN:	**XXX-XX-1585, XXX-XX-1840**
Property Address:	**500 LYNNWOOD BOULEVARD, NASHVILLE, TN 37205**

Dear Sir or Madam:

I am writing to advise you that Carrington Mortgage Services, LLC has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on September 18, 2014. Enclosed is a copy of the Notice of Sale which is being published in the Davidson County legal newspaper. The recording information for the Security Instrument and subsequent assignments, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required by law, we have attached a copy of the specific federal tax lien(s) found. We are not certain but believe that the parties named in the federal tax lien are the same as the above-referenced borrowers' Social Security Numbers, ending in CHRISTOPHER FORTUNE - XXX-XX-1585 and SHANNON FORTUNE - XXX-XX-1840, or other predecessors in title.

The unpaid principal balance of the loan against the above-referenced property is approximately $542,780.14. Interest through the sale date is approximately $500.00. Costs associated with the sale should be approximately $590.00 and the attorney fees will range from $900.00 to the maximum allowable by law.

If you should have any questions about this matter, please do not hesitate to contact this office at (877) 813-0992.

Sincerely,

RUBIN LUBLIN TN, PLLC

By: Laura Regent

3682

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
WAGE & INVESTMENT AREA #3
Lien Unit Phone: (800) 829-7650

Serial Number
487577208

For Optional Use by Recording Office

Davidson County LIENFTL
Recvd: 11/05/08 12:25 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20081105-0110105

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer CHRIS T FORTUNE

Residence 500 LYNNWOOD BLVD
NASHVILLE, TN 37205-3816

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
CIVP	06/30/2004	XXX-XX-1585	06/30/2008	07/30/2018	16172.13
CIVP	09/30/2004	XXX-XX-1585	06/30/2008	07/30/2018	29944.29
CIVP	12/31/2004	XXX-XX-1585	06/30/2008	07/30/2018	38644.74
CIVP	03/31/2005	XXX-XX-1585	06/30/2008	07/30/2018	27154.44
CIVP	06/30/2005	XXX-XX-1585	06/30/2008	07/30/2018	21047.89
CIVP	09/30/2005	XXX-XX-1585	06/30/2008	07/30/2018	27041.03
CIVP	12/31/2005	XXX-XX-1585	06/30/2008	07/30/2018	25326.42
CIVP	03/31/2006	XXX-XX-1585	06/30/2008	07/30/2018	35855.81
CIVP	12/31/2007	XXX-XX-1585	06/30/2008	07/30/2018	2553.92

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 223740.67

This notice was prepared and signed at NASHVILLE, TN, on this,

the 28th day of October, 2008.

Signature K. A. Mitchell
for DEBRA K. HURST

Title
ACS
(800) 829-7650

13-00-0000

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

14583

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
103484414

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

BILL GARRETT, Davidson County
Trans:T20140041888 LIENFTL
Recvd: 06/13/14 09:57 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20140613-0051724

Name of Taxpayer CHRISTOPHER T FORTUNE

Residence PO BOX 120426
NASHVILLE, TN 37212-0426

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2009	XXX-XX-1585	05/30/2011	06/29/2021	8173.37
1040	12/31/2010	XXX-XX-1585	09/10/2012	10/10/2022	35769.33
1040	12/31/2011	XXX-XX-1585	09/17/2012	10/17/2022	
1040	12/31/2011	XXX-XX-1585	04/28/2014	05/28/2024	35039.90
6672	06/30/2009	XXX-XX-1585	12/20/2010	01/19/2021	22071.68

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 101054.28

This notice was prepared and signed at NASHVILLE, TN, on this,

the 05th day of June 2014.

Signature
for RANDAL WHITEHEAD

Title
REVENUE OFFICER
(615) 250-5108

25-06-2246

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X