FILE NO.: BAC-14-00579

Davidson County DEEDTRS
Recvd: 12/10/14 11:15 4 pgs
Fees:23.00 Taxes:686.35
20141210-0113055

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-14-00579

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., REVOLVING HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2004-F	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., REVOLVING HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2004-F	155-8C/157.00 CO
2505 W. CHANDLER BLVD BLDG D, 3RD FLOOR MAILSTOP: AZ1-805-03-03 CHANDLER, AZ 85224	2505 W. CHANDLER BLVD BLDG D, 3RD FLOOR MAILSTOP: AZ1-805-03-03 CHANDLER, AZ 85224	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated June 13, 2003 and recorded July 7, 2003, at **Instrument Number 20030707-0092772 (as modified at 20130717-0073857)**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **TANDY LANE BELL and WILLIAM CHAD BELL** ("Borrower") conveyed to ARNOLD M. WEISS, ATTORNEY, 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 June 13, 2003, (the "Note"), which obligation is presently held and owned by **BANK OF AMERICA, N.A.**; 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 owner and 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 ARNOLD M. WEISS, ATTORNEY, said appointment being set forth in **Instrument Number 20140225-0015840** 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 April 17, 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 March 20, 2014, March 27, 2014, April 3, 2014, April 24, 2014, May 1, 2014, May 8, 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 May 15, 2014, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., REVOLVING HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2004-F** at the price of **One Hundred Eighty-Five Thousand Five Hundred and 00/100 ($185,500.00)** 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 One Hundred Eighty-Five Thousand Five Hundred and 00/100 ($185,500.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., REVOLVING HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2004-F** ("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 LOT NO. 157 ON THE PLAN OF POPLAR CREEK ESTATES, PHASE 2 OF RECORD IN PLAT BOOK 6900, PAGE 339-347, (SEE BOOK 7900, PAGES 888 AND 889, SAID REGISTER`S OFFICE FOR AMENDMENT AND CHANGE OF SURVEY MONUMENTATION), REGISTER`S OFFICE FOR SAID COUNTY.

SAID LOT NO. 157 FRONTS 70 FEET ON THE WESTERLY MARGIN OF COLLINSWOOD DRIVE AND EXTENDS BACK 120.82 FEET ON THE NORTHERLY LINE AND 134.21 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR, MEASURING 87.84 FEET THEREON.

The source of title is recorded at Book 10107, Page 150, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 6869 COLLINSWOOD DRIVE, NASHVILLE, TN 37221.

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); 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 24 day of September, 2014.

Rubin Lublin TN, PLLC

Printed Name: Heidi E. Billington
Title: Member

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, J.Z. Marshall-Clarke, of the state and county aforesaid, personally appeared , Heidi E. Billington, of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of Rubin Lublin TN, PLLC, 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 24 day of September, 2014.

Notary Public

My commission expires:

January 20, 2018

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

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $185,500.00.

Printed Name: Heidi E. Billington
Title: Member, Rubin Lublin TN, PLLC

Sworn to and subscribed
before me this 24 day of September, 2014.

Notary Public

My commission expires:

January 20, 2018

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

True Copy Certification

I, Dana L. Baxendell, do hereby make oath that I am a licensed attorney and/or 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.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES