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: 12/15/14 15:49	3 pgs
Fees:18.00 Taxes:256.85	
20141215-0114655	

S&K:14-061364

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 13, 2010, recorded in Instrument No. 20101026-0085577, in the Register's Office of Davidson County, Tennessee, Mitzi M. Lamberth, a single woman conveyed to Joseph B. Pitt, Jr., 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 20141021-0096768, 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 October 24, 2014, October 31, 2014, and November 7, 2014, by which advertisement the sale was appointed to be held on December 4, 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.

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 Nationstar Mortgage LLC, whose address is Nationstar Mortgage LLC, 350 Highland Dr., Lewisville, Texas 75067, at and for the sum of $69,420.00, 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 Nationstar Mortgage LLC 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 Nationstar Mortgage LLC, his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Goodlettsville, County of Davidson, State of Tennessee, to wit:

Tax Id Number(s): 033-03-0-A 100.00 CO

Land Situated in the City of Goodlettsville in the County of Davidson in the State of TN

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 100 ON THE PLAN OF ROLLING MEADOWS, PHASE 1, SECTION V, PLANNED UNIT DEVELOPMENT, AS OF RECORD IN PLAT BOOK 6900, PAGE 495, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED MEMBERSHIP AN ROLLING MEADOWS TOWNHOMES ASSOCIATION, ALL AS DESCRIBED IN BOOK 6593, PAGE 194, AS AMENDED IN BOOK 7408, PAGE 733, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to MITZI M. LAMBERTH ,by deed dated November 13, 2008 of record in Deed Instrument/Case No. 20081117-0112869, in the County Clerk's Office.

Commonly known as: 100 Rolling Meadows Drive, Goodlettsville, TN 37072

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20101026-0085577, 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. 20101026-0085577, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quitclaim Deed recorded at 200811170112869, 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.

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 Nationstar Mortgage LLC, his 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 11 day of December, 2014.

Shapiro & Kirsch, LLP

By: _____

Ashley M. Jones

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 11 day of December, 2014, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, 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
OCTOBER 21, 2017

My commission expires: _____ Notary Public _____

MYESHIA RICH
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 $69,420.00, 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.

MY COMMISSION EXPIRES
OCTOBER 21, 2017

My commission expires: _____ Notary Public _____

MYESHIA RICH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

PROPERTY ADDRESS: 100 Rolling Meadows Drive, 100, Goodlettsville, Tennessee 37072
SECONDARY PROPERTY ADDRESS: 100 Rolling Meadows Drive, Goodlettsville, TN 37072

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Nationstar Mortgage LLC 350 Highland Dr.
Lewisville, Texas 75067

S&K File #14-061364
Map & Parcel -033 03 0A 100.00

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

December 15, 2014
Date

State of Tennessee

County of Shelby

On this the 15th day of December, 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

My Commission Expires: _____

DOROTHY A. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TENN
My Comm. Expires November 14, 2015

S&K No. 14-061364