THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

S&K:14-061324

Davidson County DEEDTRS
Recvd: 12/19/14 14:06 3 pgs
Fees:18.00 Taxes:205.35
20141219-0116447

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 3, 2003, recorded in Instrument No. 20030925-0142035, in the Register's Office of Davidson County, Tennessee, Scott Eggerichs and Judy Catone conveyed to Dave Jenner, 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 20141113-0104772, 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 10, 2014, October 17, 2014, and October 24, 2014, by which advertisement the sale was appointed to be held on November 11, 2014 at 10:00 AM, at which time it was announced the sale adjournment to be held on December 9, 2014, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, 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 William T. Hill, whose address is 201 Fourth Ave. N., Suite 1800, Nashville, TN 37219, at and for the sum of $55,500.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, William T. Hill, 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 William T. Hill 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 William T. Hill, his 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. 31, in the plan of Goodrich Heights, of record in Book 2663, Page 60, Register's Office for said County.

SAID Lot No. 31 fronts 89.8 feet on the westerly margin of Raywood line and extends back 125.0 feet on the northerly line and 205.8 feet on the southerly line to a dead line in the rear, measuring 120.5 feet thereon.

This being the same property conveyed to Scott S. Eggerichs from Harold E. Baker and Elizabeth J. Baker herein by deed dated 09/21/2002 and recorded 10/22/2002 in Deed Book #2002 10220129311.

TAX ID# 161-04 47.00

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20030925-0142035, 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. 20030925-0142035, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Instrument Number 20021022-0129311, 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 William T. Hill, 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 15 day of December, 2014.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory **Ashley M. Jones**

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 15th 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.

HILARY MARTIN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES JANUARY 06, 2015

My commission expires: _____ Notary Public

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 $55,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT 11 2017

_____ Affiant

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

My commission expires: _____ Notary Public

PROPERTY ADDRESS: 5141 Raywood Lane, Nashville, Tennessee 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
William T. Hill
201 Fourth Ave. N., Suite 1800, Nashville, TN 37219

S&K File #14-061324 / WNI
Map & Parcel -161 04 0 047.00

RETURN TO:

William Timothy Hill

201 4th Ave North, #1800

Nashville, TN 37219

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

AFFIDAVIT

I, William Timothy Hill, 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.

William Timothy Hill
PRICE, HILL & KOLARICH
201 4th Avenue North, Suite 1800
Nashville, TN 37219
(615) 256-1577

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Phyllis Ashby, a notary public for this county and state, (William Timothy Hill) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

PHYLLIS ASHBY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: September 11, 2017