BILL GARRETT, Davidson County
Trans:T20150004431 DEEDTRS
Recvd: 01/20/15 08:51 2 pgs
Fees:13.00 Taxes:577.98
20150120-0005166

RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WSC #1779-0117491-FC

Tennessee
Map # 053.09-0-020.00

Joseph Walker
FLAGSTAR
483-4295826-703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 25, 2010, and recorded in Register's Instrument No. 20100713-0054931, corrected by Scrivener's Affidavit of record at Instrument No. 20100726-0058183 in the Register's Office of Davidson County, Tennessee, Joseph R. Walker and Ruby Walker, husband and wife, as joint tenants, conveyed to Harpeth 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. 20141218-0115965 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 January 13, 2015, 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 MATRIX FINANCIAL SERVICES CORPORATION, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED FIFTY SIX THOUSAND TWO HUNDRED ELEVEN AND 55/100'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 MATRIX FINANCIAL SERVICES CORPORATION of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Elizabeth A. Cash, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said MATRIX FINANCIAL SERVICES CORPORATION, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: A CERTAIN TRACT OR PARCEL OF LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 2 ON THE MAP OF SEQUOIA VALLEY SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 3700, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT ON THE SOUTHEASTERLY MARGIN OF CHEYENNE BOULEVARD WHICH IS A COMMON CORNER OF LOTS NOS. 1 AND 2; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE LINE BETWEEN SAID LOTS, 181.1 FEET TO A POINT; THENCE NORTHEASTERLY 135.0 FEET TO A POINT ON THE SOUTHWESTERLY MARGIN OF APACHE LANE; THENCE NORTHWESTERLY ALONG SAID MARGIN 150.4 FEET TO A POINT; THENCE SOUTHWESTERLY AROUND A CURVE 38.73 FEET TO A POINT ON THE SOUTHEASTERLY MARGIN OF CHEYENNE BOULEVARD; THENCE SOUTHWESTERLY ALONG SAID MARGIN 95.6 FEET TO A POINT OF BEGINNING. THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY.

Joseph R. Walker, and wife, Ruby Walker, (HIS/HER/THEIR) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20100713-0054930, 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 MATRIX FINANCIAL SERVICES CORPORATION, its successors and assigns in fee simple forever, to whom the said Elizabeth A. Cash, 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 Elizabeth A. Cash, Substitute Trustee, has on January 13, 2015 hereunto set his hand and seal.

ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 13, 2015 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Elizabeth A. Cash 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

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1337 Cheyenne Boulevard,
Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Matrix Financial Services Corporation
c/o Flagstar Bank
5151 Corporate Drive
Troy, MI 48098

Mortgagee: None

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,211.55
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, January 13, 2015
NOTARY PUBLIC
MY COMMISSION EXPIRES

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

WSC #1779-0117491-FC