BILL GARRETT, Davidson County
Trans:T20150005039 DEEDTRS
Recvd: 01/21/15 12:31 2 pgs
Fees:13.00 Taxes:148.74
20150121-0005892

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

S&K:14-058812

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 14, 2009, recorded in Instrument No. 20090520-0046390, in the Register's Office of Davidson County, Tennessee, Owen Page Shadowens AKA Owen Page Shadowen and Sandra Shadowens AKA Sandra Shadowen, husband and wife conveyed to L. Harris, 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 20140911-0083394, 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 September 12, 2014, September 19, 2014, and September 26, 2014, by which advertisement the sale was appointed to be held on October 14, 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 James Deatrick Jr., whose address is 1285 North Mt. Juliet Road, Mount Juliet, TN 37122, at and for the sum of $40,200.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, James Deatrick Jr., 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 James Deatrick Jr. 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 James Deatrick Jr., their successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:
TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 279 ON THE PLAN OF ANTIOCH PARK, SECTION 5, AS OF RECORD IN BOOK 4460, PAGE 58, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH SAID PLAN REFERENCE IS HERE MADE FOR A COMPLETE LEGAL DESCRIPTION OF SAID LOT. TAX ID: 162.03-153.

BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY WARRANTY DEED FROM SMITHSON CONSTRUCTION COMPANY, INC, BY WILLIAM H. SMITHSON, SECRETARY-TREASURER TO OWEN PAGE SHADOWEN and SANDRA SHADOWEN WIFE, DATED 06/30/1972 RECORDED ON 07/12/1972 IN BOOK 4617, PAGE 925 IN DAVIDSON COUNTY RECORDS, STATE OF TN.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20090520-0046390, 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. 20090520-0046390, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Book 4617, Page 925, 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 James Deatrick Jr., their 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 23rd day of October, 2014.

Shapiro & Kirsch, LLP

By: Budget Cole

Authorized Signatory **Bridget Cole**

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 23rd day of October 2014 before me, a Notary Public, in and for said State and County, personally appeared Bridget Cole, 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.

11-14-15
My commission expires:

Notary Public

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

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 $40,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

State of Tennessee
County of Davidson

Affiant

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

07 02 2018
My commission expires:

Notary Public

11-17-2014

MARILYN HECHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: 110 Barella Court, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James Deatrick Jr.
1285 North Mt. Juliet Road, Mount Juliet, TN 37122

S&K File #14-058812 / CVA
Map & Parcel -162 03 0 153.00

RETURN TO:

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