THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
S&K:13-045325

BILL GARRETT, Davidson County
Trans:T20150007474 DEEDTRS
Recvd: 01/30/15 09:48 5 pgs
Fees:28.00 Taxes:225.70
20150130-0008861

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 21, 2007, recorded in Instrument No. 20070507-0054440, in the Register's Office of Davidson County, Tennessee, Terry D. Majors, a single person conveyed to Brandon G. Polito, 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 20130304-0021281, 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 November 14, 2014, November 21, 2014, and November 28, 2014, by which advertisement the sale was appointed to be held on January 6, 2015, 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 Justin Rogers, whose address is 603 Fatherland St., Nashville, TN 37206, at and for the sum of $61,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Justin Rogers, 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 Justin Rogers 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 Justin Rogers, his 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:

> Land referred to in this commitment is described as all that certain property situated in City of Madison in the County of Davidson and State of TN and being described in a deed dated 02/22/20007 and recorded 02/23/2007 as instrument number 20070223-0022894 among the land records of the county and state set forth above, and referenced as follows:
>
> Land in Davidson County, Tennessee, being Lot Number 85, Primrose Meadows, Section II, a plat of which is of record in Book 4860, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070507-0054440, 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. 20070507-0054440, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed recorded in Instrument Number 20070223-0022894, corrected by Scrivener's Affidavit at Instrument Number 20141104-0101736, 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.

This conveyance is subject to the right of the United States of America to redeem the land as provided for in 26 U.S.C. 7425 (d) (1). Attached hereto is a copy of the notice thus provided and a copy of the written response of the United States to the notice thus provided, if any.

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 Justin Rogers, 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 8 day of January, 2015.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 8TH day of January, 2015, before me, a Notary Public, in and for said State and County, personally appeared Philip Brooks, 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.

PAMELA LOGSTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES
FEBRUARY 22, 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 $61,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant - Agent

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

_____
My commission expires:

_____
Notary Public

PROPERTY ADDRESS: 1137 Nelson Drive, Madison, Tennessee 37115
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Justin Rogers
603 Fatherland St., Nashville, TN 37206
S&K File #13-045325 / WNI
Map & Parcel -033 16 0 106.00
RETURN TO:

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whicheyer is greater for this transfer is
$ 61,000.00
_____, Affiant
Subscribed and sworn before me this the
30 Day of January, 2015.
L. Chandler, Deputy Register

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

Gerald M. Shapiro
Admitted in Illinois & Florida
Joe M. Kirsch, Managing Partner
Admitted in Tennessee
Sharon N. Fewell, Managing Attorney
Admitted in Arkansas & Tennessee
Ashley M. Jones
Admitted in Arkansas & Tennessee
Bonnie B. Culp
Admitted in Tennessee
Robert Schneider
Admitted in Tennessee

Shapiro and Kirsch, LLP

ATTORNEYS AT LAW

Matthew W. Graves
Admitted in Arkansas Federal Courts, Kentucky & Tennessee
Philip Brooks
Admitted in Tennessee
Michael A. Dennie
Admitted in Mississippi & Tennessee
Bridget Cole
Admitted in Tennessee

November 7, 2014

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
(RECEIPT # 9414 7266 9904 2016 4747 02)

Internal Revenue Service
Area Director - Compliance
Attn: Technical Support - P. Jackson
801 Broadway - MDP 53
Nashville, TN 37203

Attention: P. Jackson

Dear Sir:

The undersigned, Substitute Trustee, under that certain purchase money Deed of Trust from Terry D. Majors, a single person to Brandon G. Polito, Trustee, dated March 21, 2007, recorded in the Register's Office of Davidson County, Tennessee, in Instrument No. 20070507-0054440 has been requested by the noteholder, Wells Fargo Financial Tennessee 1 LLC, to sell the security pursuant to the terms of the obligation secured thereby and notice of the proposed sale is hereby given pursuant to Section 7425 of the Internal Revenue Code of 1954.

Enclosed please find a copy of the Notice of Federal Tax Liens recorded in Instrument No. 20111007-0077955, in the Register's Office of Davidson County, TN.

With respect to the property to be sold, the following information is hereby given:

(a) The description of the property is affected by the Notice, as listed in the deed and Deed of Trust recorded in the aforesaid Register's Office Land referred to in this commitment is described as all that certain property situated in City of Madison in the County of Davidson and State of TN and being described in a deed dated 02/22/20007 and recorded 02/23/2007 as instrument number 20070223-0022894 among the land records of the county and state set forth above, and referenced as follows:

Land in Davidson County, Tennessee, being Lot Number 85, Primrose Meadows, Section II, a plat of which is of record in Book 4860, Page 105, Register's Office

for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

(b) The proposed sale of the property, pursuant to the terms of the first Deed of Trust referred to above is to be held on **January 6, 2015 @ 10:00AM;** Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee.

The approximate amount of the principal obligation, including interest, secured by the lien of said Deed of Trust and description of the other expenses which may be charged against the sale proceeds are as follows:

Total Amount Due	$125,155.13
Attorney fees	$600.00
Advertisement	$450.00
Recording charges	$32.00
State tax	$416.58
TOTAL	$126,653.71

Enclosed is a copy of the Deed of Trust.

If your office is in need of further information, please advise.

Sincerely,

LAW OFFICES OF SHAPIRO & KIRSCH, LLP

Joe M. Kirsch

Enclosures
cc: Wells Fargo Bank, N.A.

irs2.ltr
S&K #13-045325

2. Article Number

9414 7266 9904 2016 4747 02

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly): Lisa McFarlin

B. Date of Delivery: 11-10-14

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

Internal Revenue Service
Technical Support - P. Jackson
Area Director - Compliance
801 Broadway - MDP 53
Nashville, TN 37203
13-045325

PS Form 3811, January 2005 Domestic Return Receipt

Thank