PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
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S&I:13-054606
Davidson COUNTY

BILL GARRETT, Davidson County
Trans:T20150012315 DEEDTRS
Recvd: 02/19/15 13:58 3 pgs
Fees:17.00 Taxes:0.00
20150219-0014512

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 2, 2012, recorded in Instrument No. 20130124-0007580, in the Register's Office of Davidson County, Tennessee, James Beb Walden conveyed to First American Title Insurance Company, 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 20140103-0000569, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder 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 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 17, 2014, October 24, 2014, and October 31, 2014, by which advertisement the sale was appointed to be held on December 2, 2014 at 10:00 AM, at which time it was announced the sale adjournment to be held on January 6, 2015 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on February 10, 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 JPMorgan Chase Bank, National Association for the sum of $89,528.80, that being the highest and best bid offered; and,

WHEREAS, the purchaser, JPMorgan Chase Bank, National Association, 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. For value received, JPMorgan Chase Bank, National Association has assigned all its interest in the sale to Federal National Mortgage Association, his/her/their/its successors and assigns.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY , STATE OF TENNESSEE, AS DESCRIBED IN DEED INST # 20040217-0018146, ID# 059-16-0-100-00, BEING KNOWN AND DESIGNATED AS:

LOT NO. 133 AND THE WESTERLY ONE-HALF OF LOT NO. 134 ON THE HAYNIES CLEVELAND PLAN, OF RECORD IN BOOK 161, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT AND PART OF SAID LOT ADJOIN AND FRONT TOGETHER 60 FEET ON THE NORTHEASTERLY SIDE OF ADLAI STREET AND EXTEND BACK BETWEEN PARALLEL LINES 125 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMES BEB WALDEN, UNMARRIED BY FEE SIMPLE DEED FROM NATHOSA WALDEN, UNMARRIED AS SET FORTH IN INST # 20040217-0018146 DATED 02/05/2004 AND RECORDED 02/17/2004, DAVIDSON COUNTY RECORDS,

STATE OF TENNESSEE.

MORE COMMONLY KNOWN AS: 2411 ADLAI ST, NASHVILLE, TN 37207

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20130124-0007580, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed recorded at Instrument Number 20040217-0018146, 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 JPMorgan Chase Bank, National Association, his/her/their/its successors and assigns, in fee simple forever, to whom the said Shapiro & Ingle, 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 & Ingle, LLP, Substitute Trustee, has hereunto set its hand and seal this Eighteenth day of February, 2015.

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018

Shapiro & Ingle, LLP

By: Laura B. Greene
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 18th day of February, 2015, before me, a Notary Public, in and for said State and County, personally appeared Laura B. Greene, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Ingle, 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.

Mar. 26, 2018
My commission expires:

Michelle T
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 $89,528.80, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018

Laura B. Greene
Affiant - Agent

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

Mar. 26, 2018
My commission expires:

Michelle T
Notary Public

PROPERTY ADDRESS: 2411 Adlai Street, Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
Fannie Mae
PO Box 650043
Dallas, TX 75265-0043

S&I File #13-054606
Map & Parcel -059 16 0 100.00

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

E-RECORD

Processor_____

Case # 13-054606FC02 Client Code JPMorgan Chase Bank, N.A.
Loan Type Conventional
Investor FNMA
Alerts: VACANT PROPERTY and DECEASED BORROWER
Sale Date February 10, 2015 Sale Time 10:00AM

1. _____ Do the following dates match the publication runs on the POP? - 1st 10/17/14 2nd 10/24/14 3rd 10/31/14
   a._____ Correct Sale date listed on POP
   b._____Blacken out any and all money amounts listed on the POP
   c._____ Does The Ledger match the POP?
2. _____ What is the last deed of record recording information? Quit Claim Deed recorded at Instrument Number 20040217-0018146
3. _____ Check the vesting information and was it confirmed?
   _____
4. _____ Is last Title Update Completed/Uploaded within 30 days of Sale? January 26, 2015
5. _____ Check Federal and/or State Tax liens (If applicable) N/A
6. _____ Does the Holder on the SOT/AOT match the Holder on CMS? JPMorgan Chase Bank, National Association
7. Place on Court Delay status when sending to record.
8. Set a tickler for 10 days to search public records for the recorded deed which must be uploaded to CMS.

