PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
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**S&I:14-055737**
**Davidson COUNTY**

BILL GARRETT, Davidson County
Trans:T20150012317 DEEDTRS
Recvd: 02/19/15 14:06 3 pgs
Fees:18.00 Taxes:329.67
20150219-0014514

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 11, 2008, recorded in Instrument No. 20081222-0121806, in the Register's Office of Davidson County, Tennessee, Dorothy C. Smith conveyed to T. Larry Edmondson, 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 20141002-0091355, 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 November 14, 2014, November 21, 2014, and November 28, 2014, by which advertisement the sale was appointed to be held on December 16, 2014 at 10:00 AM, at which time it was announced the sale adjournment 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 U.S. BANK NATIONAL ASSOCIATION, as trustee for the SROF-2013-M4 REMIC Trust I for the sum of $89,100.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, U.S. BANK NATIONAL ASSOCIATION, as trustee for the SROF-2013-M4 REMIC Trust I, 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, U.S. Bank National Association, as Trustee for the SROF-2013-M4 REMIC Trust I has assigned all its interest in the sale to SROF 2013-M4 REO I LLC, his/her/their/its successors and assigns.

ALL THAT PARCEL OF LAND IN CITY OF NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 11657, PAGE 420, ID# 84.14-126, BEING KNOWN AND DESIGNATED AS LOT 109, WALNUT GROVE, FILED IN PLAT BOOK 2133, PAGE 87 RECORDED 03/05/1954.

BY FEE SIMPLE DEED FROM MAMIE E. SMITH, SURVIVING TENANT, VIA SAM E. STANSBURY, AS TRUSTEE AS SET FOURTH IN BOOK 11657 PAGE 420 DATED 09/03/1999 AND RECORDED 09/10/1999, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.
MAMIE E. SMITH IS DECEASED.
PROPERTY ADDRESS IS AS FOLLOWS:
211 AMHERST DRIVE
NASHVILLE, TN 37214

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20081222-0121806, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed recorded at Book 11657, Page 420, 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 U.S. BANK NATIONAL ASSOCIATION, as trustee for the SROF-2013-M4 REMIC Trust I, 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 Signator

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 Toney
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 $89,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Laura B. Greene
Affiant - Agent

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

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

Mar. 26 2018
My commission expires:

Michelle Toney
Notary Public

**PROPERTY ADDRESS:** 211 Amherst Drive, Nashville, Tennessee 37214

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
U.S. BANK NATIONAL ASSOCIATION, as trustee for the SROF-2013-M4 REMIC Trust I
8742 Lucent Blvd, Suite 300
Highlands Ranch, CO 80129

**S&I File #14-055737**
**Map & Parcel -084 14 0 126.00**

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 # 14-055737FC01
Loan Type PMI
Investor SROF 2013-M4 REO I LLC
Alerts: UNINSURED FHA LOAN
Sale Date January 6, 2015

Client Code Specialized Loan Servicing LLC

Sale Time 10:00AM

1. _____ Do the following dates match the publication runs on the POP? - 1st 11/14/14 2nd 11/21/14 3rd 11/28/14
   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 Book 11657, Page 420
3. _____ Check the vesting information and was it confirmed?
   _____
4. _____ Is last Title Update Completed/Uploaded within 30 days of Sale? January 7, 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? U.S. Bank National Association, as Trustee for the SROF-2013-M4 REMIC Trust I



