PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
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S&I:14-062248
Davidson COUNTY

BILL GARRETT, Davidson County
Trans:T20150012320 DEEDTRS
Recvd: 02/19/15 14:12 4 pgs
Fees:23.00 Taxes:478.41
20150219-0014521

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 9, 2007, recorded in Instrument No. 200705150057985, in the Register's Office of Davidson County, Tennessee, John L. Allen, surviving tenant by entirety conveyed to Allen E. Schwartz, Esquire, 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 20141210-0113156, 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 December 19, 2014, December 26, 2014, and January 2, 2015, by which advertisement the sale was appointed to be held on January 27, 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 OneWest Bank N.A. for the sum of $129,299.94, that being the highest and best bid offered; and,

WHEREAS, the purchaser, OneWest Bank N.A., 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, OneWest Bank N.A. has assigned all its interest in the sale to Random Properties Acquisition Corp. III, his/her/their/its successors and assigns.

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 150 on the plan of Glengarry Park, Section One, of record in Book 2663, page 72, of the Register's Office for Davidson County, Tennessee, to which plan reference is here made for more complete details of location and description of said lot.

Said lot no. 150 fronts 112 feet on the easterly side of Currey Road and runs back 220.3 feet on the southerly line and 240 feet on the northerly line to a dead line in the rear on which it measures 113 feet.

Being the same property conveyed to John L. Allen and wife, Betty L. Allen (now deceased) from Mary H. Davis, married, by Warranty Deed dated March 16, 1991 and recorded March 25, 1991 in Book 8315, page 462, Register's Office for Davidson County. Betty L. Allen, now deceased, certificate of death dated, February 28,
2007.

This conveyance is subject to all matters of record on plat in Book 2663, page 72, Register's Office for Davidson County.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 200705150057985, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Book 8315, Page 462, 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.

SALE IS SUBJECT TO ONE YEAR RIGHT OF REDEMPTION HELD BY SECRETARY OF HOUSING AND URBAN DEVELOPMENT BY REASON OF THE DEED OF TRUST OF RECORD AT INSTRUMENT NO. 200705150057986, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 OneWest Bank N.A., 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 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 $129,299.94, 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

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

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

Mar. 26, 2018
My commission expires

Michelle Toney
Notary Public

PROPERTY ADDRESS: 804 Currey Road, Nashville, Tennessee 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
OneWest Bank N.A.

S&I File #14-062248
Map & Parcel -120 09 0 026.00

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 # 14-062248FC01

Client Code OneWest Bank N.A. (d/b/a Financial Freedom, a division of OneWest Bank N.A.)

Loan Type FHA
Investor Greenwich Capital
Alerts: REVERSE MORTGAGE
Sale Date January 27, 2015

Sale Time 10:00AM

1. _____ Do the following dates match the publication runs on the POP? - 1st 12/19/14 2nd 12/26/14 3rd 01/02/15
   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? Warranty Deed recorded at Book 8315, Page 462
3. _____ Check the vesting information and was it confirmed?
   _____
4. _____ Is last Title Update Completed/Uploaded within 30 days of Sale? December 28, 2014
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? OneWest Bank N.A.
   a. _____ (Deed Prepared/Deed to HUD Prepared)

