PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
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BILL GARRETT, Davidson County
Trans:T20150012326 DEEDTRS
Recvd: 02/19/15 14:15 3 pgs
Fees:17.00 Taxes:0.00
20150219-0014522

S&I:14-062793
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 30, 2000, recorded in Instrument No. 200007030066014, in the Register's Office of Davidson County, Tennessee, Pamela A. Rucker, an unmarried person conveyed to Emmett James House and Bill R. McLaughlin, 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 20150116-0004881, 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 said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on February 3, 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 Residential Credit Solutions, Inc. for the sum of $62,483.48, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Residential Credit Solutions, Inc., 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, Residential Credit Solutions, Inc. has assigned all its interest in the sale to Federal National Mortgage Association, his/her/their/its successors and assigns.

BEING Lot No. 8, on the Revised Plan of Haywood Forest, Section Two, of record in Plat Book 5200, Page 225, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Grantors by Deed of even date being recorded simultaneously herewith.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 200007030066014, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument Number 20007030066013, 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 Residential Credit Solutions, Inc., 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.

Shapiro & Ingle, LLP

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

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 $62,483.48, 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: 119 Brenda Lane, Antioch, Tennessee 37013

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 #14-062793
Map & Parcel -148 14 0 158.00

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 # 14-062793FC01
Loan Type Conventional
Investor FNMA
Alerts: N/A
Sale Date February 3, 2015

Client Code Residential Credit Solutions, Inc.

Sale Time 10:00AM

1. _____ Do the following dates match the publication runs on the POP? - 1st 01/09/15 2nd 01/16/15 3rd 01/23/15
   a. _____ Correct Sale date listed on POP
   b. _____ Blacken out any and all money amounts listed on the POP
   c. _____ Does ***NEWS_CONTACT_REF*** match the POP?
2. _____ What is the last deed of record recording information? Warranty Deed recorded in Instrument Number 20007030066013
3. _____ Check the vesting information and was it confirmed?
   _____
4. _____ Is last Title Update Completed/Uploaded within 30 days of Sale? December 15, 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? Residential Credit Solutions, Inc.

