PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
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S&I:13-046458
Davidson COUNTY

BILL GARRETT, Davidson County
Trans:T20150012328 DEEDTRS
Recvd: 02/19/15 14:20 4 pgs
Fees:23.00 Taxes:531.78
20150219-0014525

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 24, 2008, recorded in Instrument No. 20080730-0077698, in the Register's Office of Davidson County, Tennessee, Elizabeth D. Carter, a single woman conveyed to Ronald M. Harkavy, 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 201303126024429, 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 Nashville Ledger, such advertisement appearing in said newspaper on August 29, 2014, September 5, 2014, and September 12, 2014, by which advertisement the sale was appointed to be held on November 6, 2014, at the front entrance of the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, 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 $143,724.41, 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.

NOW, THEREFORE, in consideration of the premises and the payment by JPMorgan Chase Bank, National Association the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Ingle, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said JPMorgan Chase Bank, National Association, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 4-Q and Carport 4-Q-C on the Plan of River Plantation, Sec. 2, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, page 136 and 137, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Elizabeth Carter, an unmarried woman, by deed from Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C., on July 6, 2005, of record in Instrument Number 20050711-0079995, Register's Office for Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20080730-0077698, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Cash Deed for Tennessee recorded at Instrument Number 20050711-0079995, 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 ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION BY REASON OF THE DEED OF TRUST OF RECORD AT INSTRUMENT NO. 20101029-0086644, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SALE IS SUBJECT TO HOMEOWNER'S ASSOCIATION LIEN HELD BY RIVER PLANTATION SECTION TWO, INC., OF RECORD AT INSTRUMENT NO. 20130402-0032044, 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 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 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 $143,724.41, 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: 429 Plantation Court, Nashville, Tennessee 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JPMorgan Chase Bank, National Association

S&I File #13-046458
Map & Parcel -142050A09800C0

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 # 13-046458FC03 Client Code JPMorgan Chase Bank, N.A.
Loan Type FHA
Investor Prime Chase HFI 0802
Alerts: VACANT PROPERTY; AUCTION.COM; CONDO/TOWNHOUSE/HOA; and HOA LIEN THAT NEEDS TO BE PAID
Sale Date November 6, 2014 Sale Time 10:00AM

1. _____ Do the following dates match the publication runs on the POP? - 1st 08/29/14 2nd 09/05/14 3rd 09/12/14
   a._____ Correct Sale date listed on POP
   b. _____Blacken out any and all money amounts listed on the POP
   c._____ Does Nashville Ledger match the POP?
2. _____ What is the last deed of record recording information? Cash Deed for Tennessee recorded at Instrument Number 20050711-0079995
3. _____ Check the vesting information and was it confirmed?
   _____
4. _____ Is last Title Update Completed/Uploaded within 30 days of Sale? October 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? JPMorgan Chase Bank, National Association
   a. _____ (Deed Prepared/Deed to HUD Prepared)
7. Print HOA Letter (HOA_LTR)
8. Place on Court Delay status when sending to record.
9. Set a tickler for 10 days to search public records for the recorded deed which must be uploaded to CMS.

