BILL GARRETT, Davidson County
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20150223-0015228

PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
10130 Perimeter Parkway
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Charlotte, NC 28216
(704)333-8107
Fax (704)333-8156

S&I:14-062529
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 1, 2007, recorded in Instrument No. 20070517-0058826, in the Register's Office of Davidson County, Tennessee, Terry Stocks, an unmarried person conveyed to Larry A. Weissman, 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 Notice of the Right to Foreclose has been timely given in compliance with Tennessee Code Annotated §35-5-117.

WHEREAS, the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20150114-0004040, 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 17, 2015, at the Davidson County Courthouse, South Main door, One Public Square, Chattanooga, Tennessee, at 12:00 PM; 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 Nationstar Mortgage LLC for the sum of $68,327.88, that being the highest and best bid offered; and,

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

NOW, THEREFORE, in consideration of the premises and the payment by Nationstar Mortgage LLC 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 Federal National Mortgage Association, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to wit:

Land lying in Davidson County, Tennessee, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee. Being a part of Lot No. 1 Block "L" on the Plan of Woodlawn Estates, of record in Book 843, page 82, Register's Office for said County, and described in three separate tracts by William C. Parrish, Surveyor as follows:

Tract No. 2; beginning at the northeast corner of Tract No. 1 at the margin of Duling Avenue; thence south 86 degrees 11' East 58.8 feet to an iron stake; thence south 3 degrees 45' west 225 feet to an iron stake; thence north 86 degrees 13' west 58.8 feet to an iron stake; thence north 3 degrees 45' East 225 feet to the point of beginning.

Being the same property conveyed to Terry Ray Stocks from Jerry Shrum and wife, Joyce Shrum by deed dated May 1st, 2007 of record in Book 20070517-0058825, page , said Register's Office.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20070517-0058826, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument Number 20070517-0058825, 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 Nationstar Mortgage LLC, 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 Nineteenth 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 19th 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 $68,327.88, 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: 334 Duling Avenue, Madison, Tennessee 37115

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 #14-062529
Map & Parcel -043 09 0 324.00

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