This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WSC 1701-118008-FC

BILL GARRETT, Davidson County
Trans:T20150020510 DEEDTRS
Recvd: 03/20/15 11:37 2 pgs
Fees:13.00 Taxes:876.01
20150320-0024184

Tennessee
Map # 093-04-0-061.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 22, 2011, and recorded in Register's Instrument No. 20110808-0060629 and rerecorded in Register's Instrument No. 20110929-0075489 in the Register's Office of Davidson County, Tennessee, Brittany L. Estrada, unmarried and Jaime S. Estrada, married, conveyed to Fidelity National Title Insurance Company, Trustee(s), 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Register's Instrument No. 20141201-0109845 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, the said property was by the undersigned, 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 19, 2015, at the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201 Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Cornerstone Investment Inc., whose address is 718 Thompson Ln., Ste 108 , Nashville, TN 37204 being the highest and best bidder, became the purchaser of said property at and for the sum of TWO HUNDRED THIRTY SIX THOUSAND SEVEN HUNDRED SIXTY AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of its bid.

NOW, THEREFORE, in consideration of the premises and the payment by Cornerstone Investment Inc. of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Cornerstone Investment Inc., its successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 2 on the Map of G.N. Tillman's Subdivision of Lots Nos. 256, 257, 258 and 259 in Williams 2nd Addition to Edgefield, now East Nashville, of record in Book 57, page 138, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description. Subject to all matters as shown on the plan of record in Book 57, Page 138, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Brittany L. Estrada, unmarried, (his/her/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20130823-0089033 (see also 20100326-0022794), Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Cornerstone Investment Inc., its successors and and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on February 19, 2015 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 19, 2015 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
510 South 9th Street,
Nashville, TN 37206-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Cornerstone Investment Inc.
718 Thompson Ln., Ste 108
Nashville TN 37204

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STATE OF TENNESSEE – COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$236,760.00~~
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, February 19, 2015
~~NOTARY PUBLIC~~
~~MY COMMISSION EXPIRES~~