PREPARED BY AND RETURN TO:
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S&I:15-063094
Davidson COUNTY

BILL GARRETT, Davidson County
Trans:T20150022794 DEEDTRS
Recvd: 03/30/15 09:54 3 pgs
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20150330-0026882

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 22, 2006, recorded in Instrument No. 20060523-0060694, in the Register's Office of Davidson County, Tennessee, Jason Lindsey and Jennifer Lindsey, husband and wife conveyed to Hugh M. Queener, 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 20150127-0007556, 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 24, 2015 at 10:00 AM, at which time it was announced the sale adjournment to be held on March 26, 2015, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, 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 U.S. Bank N.A., successor trustee to Bank of America, N.A., successor to LaSalle Bank, N.A., as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-9 for the sum of $1,370,264.75, that being the highest and best bid offered; and,

WHEREAS, the purchaser, U.S. Bank N.A., successor trustee to Bank of America, N.A., successor to LaSalle Bank, N.A., as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-9, 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 U.S. Bank N.A., successor trustee to Bank of America, N.A., successor to LaSalle Bank, N.A., as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-9 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 U.S. Bank N.A., successor trustee to Bank of America, N.A., successor to LaSalle Bank, N.A., as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-9, 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:

Land in Davidson County, Tennessee, being the easterly 5 feet of Lot No. 25, the easterly 5 feet of the southerly part of Lot No. 27, a part of Dupont Street, which was never opened and has been abandoned, and the westerly part of Lot No. 16 and the westerly part of the southerly part of Lot No. 14, on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and being shown as Lot No.2 on the Map of a Resubdivision of said lots and other lots, not of record, and described according to a copy of a survey thereof made by Harvey Gee, Surveyor, Nov, 12, 1949, as follows:

Beginning at a point in the northerly margin of Lillywood Road, formerly Third Street, 395 feet, east of the easterly margin of Lynwood Boulevard, said point being 5 feet west of the westerly margin of

Dupont Avenue or Street. Abandoned as aforesaid; thence northerly, parallel to the easterly margin of Lynwood Boulevard, 300 feet to a point; thence easterly crossing Dupont Avenue, 150 feet to a point; thence southerly, parallel to Lynwood Boulevard, 300 feet to the northerly margin of Lillywood Road; thence with the margin of the same, westerly 150 feet to the beginning.

Being the same property conveyed to the Grantor(s) herein by deed of record in Instrument # 20060523-0060692, said Register's Office.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20060523-0060694, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Instrument Number 20060523-0060692, 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 U.S. Bank N.A., successor trustee to Bank of America, N.A., successor to LaSalle Bank, N.A., as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-9, 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 Twenty-Seventh day of March, 2015.

Shapiro & Ingle, LLP

By: Laura B Greene
Laura Greene
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 27th day of March, 2015, before me, a Notary Public, in and for said State and County, personally appeared Laura 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:
March 26, 2018

Michelle Toney
Notary Public
Michelle Toney

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

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 $1,370,264.75, 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.

Mar. 26, 2018
My commission expires:

Michelle Toney
Notary Public

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

PROPERTY ADDRESS: 4304 Lillywood Road, Nashville, Tennessee 37205

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank N.A., successor trustee to Bank of America, N.A., successor to LaSalle Bank, N.A., as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-9
3815 South West Temple
Salt Lake City, Utah 84115

S&I File #15-063094
Map & Parcel -116 07 0 076.00

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