THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
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Memphis, TN 38117
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S&K:14-057110

BILL GARRETT, Davidson County
Trans:T20150023468 DEEDTRS
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20150331-0027698

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 25, 2010, recorded in , Instrument No. 20100204-0009057, in the Register's Office of Davidson County, Tennessee, Leslie Joyce Anderson, an unmarried person conveyed to Four Star Title, 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 No. 20140407-0028618, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested said Substitute Trustee to, upon proper advertisement and notice, 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 March 21, 2014, March 28, 2014, and April 4, 2014, by which advertisement the sale was appointed to be held on May 22, 2014 at 10:00 AM, at which time it was announced the sale adjournment to be held on July 17, 2014, at the Auction.com Room of the Schermerhorn Symphony Center, One Symphony Place, 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 Ike Mills, whose address is 205 Nokes, Hendersonville, TN 37075, at and for the sum of $57,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Ike Mills, 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 Ike Mills the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Ike Mills, his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Goodlettsville, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 1 & the East 1/2 of Lot No. 2 on the Plan of Franklin Heights which is of record in Book 2083, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 and the east half of Lot No. 2 adjoin and front together 91 1/2 feet on the southerly side of McCoin Drive, and runs back between lines, 165.5 feet on the easterly line and 157 feet more or less on the westerly line, to a dead line in the rear on which it measures 98 1/2 feet thereon.

Being the same property conveyed to Roger G. Hood and wife Leslie J. Hood by Warranty Deed from Malcolm W. Ayers and wife Martha H. Ayers, recorded on the 18th day of July, 1980 in Book 5625, Page 990, in the Register's Office of Davidson County, Tennessee. Said Roger G. Hood having since died November 14, 1997, Probate Docket #97PI747. Leslie J. Hood having since married and is now known as Leslie J. Anderson, new husband was William C. Anderson. The said Leslie J. Anderson and husband, William C. Anderson having since Divorced in June, 2006.

This legal description is identical with that in Deed of Trust recorded in , Instrument No. 20100204-0009057, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in , Instrument No. 20100204-0009057, in the Register's Office of Davidson County, Tennessee.

The last deed of record is QuitClaim Deed recorded in Instrument Number 20120731-0067254, 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 Ike Mills, his successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, 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 & Kirsch, LLP, Substitute Trustee, has hereunto set its hand and seal this 22 day of July, 2014.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 22nd day of July, 2014, before me, a Notary Public, in and for said State and County, personally appeared Philip Brooks, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Kirsch, 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.

MY COMMISSION EXPIRES
FEBRUARY 22, 2015

My commission expires: _____ Notary Public

PAMELA LOGSTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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 $57,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me on the date written above.

_____ _____
My commission expires: Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 57000, Affiant
Subscribed and sworn before me this the
31 Day of March, 2014.
Brandi Weeks, Deputy Register

PROPERTY ADDRESS: 222 McCoin Drive, Goodlettsville, Tennessee 37072

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Ike Mills
205 Nokes, Hendersonville, TN 37075

S&K File #14-057110 / WNI
Map & Parcel -025 04 0 070.00

RETURN TO:

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