BILL GARRETT, Davidson County
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PREPARED BY AND RETURN TO:
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(704)333-8107
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S&I:14-056805
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 16, 2007, recorded in Instrument No. 20070606-0067838; reformed by Order Granting Default Judgment Quieting Title recorded at Instrument Number 20111110-0088239 and Final Order at Instrument Number 20130528-0053513, in the Register's Office of Davidson County, Tennessee, Peter Taylor and Tiffany Hilton conveyed to Robert M. Wilson, Jr., 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 20150312-0021310, 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 April 10, 2015, at the south main door, Davidson County Courthouse, Metro Courthouse, 1 Public Square, Nashville, Tennessee, at 3:00 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 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-11 for the sum of $118,150.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-11, 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 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-11 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 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-11, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED WITH AN IRON PIN, IN THE WESTERLY MARGIN OF PAWNEE TRAIL, ON THE MAP OF PLAN OF NAWAKWA HILLS, DATED APRIL 3, 1930, AND RECORDED IN PLAN BOOK 843, PAGES 36 AND 37, REGISTER'S OFFICE FOR SAID COUNTY.

SAID POINT OF BEGINNING BEING 1135.8 FEET, MORE OR LESS (SOUTHERLY WITH THE WESTERLY MARGIN OF SAID PAWNEE TRAIL) FROM THE SOUTHERLY MARGIN OF NAWAKWA TRAIL, AND THE INTERSECTION OF SAID PAWNEE TRAIL; THENCE WITH THE WESTERLY MARGIN OF PAWNEE TRAIL, SOUTH 44 DEGREES 23 MINUTES EAST 100 FEET TO A POINT MARKED WITH AN IRON PIN; THENCE SOUTH 45 DEGREES 37 MINUTES WEST 150 FEET, MORE OR LESS, TO A POINT MARKED WITH AN IRON PIN; THENCE NORTH 44 DEGREES 23 MINUTES WEST 100 FEET TO A POINT MARKED WITH AN IRON PIN; THENCE NORTH 45 DEGREES 37 MINUTES EAST 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THIS IS IMPROVED PROPERTY, KNOWN AS 1436 PAWNEE TRAIL, MADISON, TN 37115

TAX ID #: 05314009100

BY FEE SIMPLE DEED FROM LARRY SIMMONS AND LANNY PRICE AS SET FORTH IN INSTRUMENT NO. 20060307-0026404 AND RECORDED ON 3/7/2006, DAVIDSON COUNTY RECORDS.

THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20070606-0067838; reformed by Order Granting Default Judgment Quieting Title recorded at Instrument Number 20111110-0088239 and Final Order at Instrument Number 20130528-0053513, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument Number 20060307-0026404, 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 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-11, 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 Thirteenth day of April, 2015.

Shapiro & Ingle, LLP

By: _____
Laura Greene
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBERG

On the 13th day of April, 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.

_____ _____
My commission expires: Notary Public
March 26, 2018 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 $118,150.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant - Agent

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

_____ _____
My commission expires: Notary Public
March 26, 2018 Michelle Toney

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

PROPERTY ADDRESS: 1436 Pawnee Trail, Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-11
8742 Lucent Blvd
Suite 300
Highlands Ranch, Colorado 80129

S&I File #14-056805
Map & Parcel -053 14 0 091.00

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