PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
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**S&I:14-059713**
**Davidson COUNTY**

BILL GARRETT, Davidson County
Trans:T20150030453 DEEDTRS
Recvd: 04/22/15 10:56 2 pgs
Fees:13.00 Taxes:290.35
20150422-0035957

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 5, 2001, recorded in Instrument No. 20010607-0059703, in the Register's Office of Davidson County, Tennessee, Peggy L. Lewis conveyed to Errol Mooney, 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 Instr#20150325-0025566, 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 17, 2015, at the south main door, Davidson County Courthouse, Metro Courthouse, 1 Public Square, Nashville, Tennessee, 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 Household Financial Center Inc. for the sum of $78,472.59, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Household Financial Center Inc., 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 Household Financial Center Inc. 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 Household Financial Center Inc., 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:

Situate in the County of Davidson, State of Tennessee to-wit:

Being Lot No. 240 on the plan of Buena Vista Estates, Section 6, of record in Book 4460, Page 85, Register's Office of said county.

Beginning at a point in the southeasterly margin of Sunnyview Drive, the common corners of Lots No. 239 and 240; thence with the line between said lots, southeasterly 120.9 feet to a concrete monument; thence in a southwesterly direction with the line between Lots No. 240 and 241, 112.9 feet to a point in the northeasterly margin of Sunnyview Court; thence in a northwesterly direction with the margin of said court, 92.4 feet to a concrete monument, the beginning of a curve to the right, thence around said curve 38.71 feet to a concrete monument in the southeasterly margin of Sunnyview Drive; thence in a northeasterly direction with said drive 81.42 feet to the point of beginning.
Being the same property conveyed from State of Tennessee to Harold D. Lewis and Peggy L. Lewis by deed recorded 8-10-1973 in Book 4736 at Page 477 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. 20010607-0059703, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Book 4736, Page 477, see also Order at Book 10371, page 811, 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 Household Financial Center Inc., 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-First day of April, 2015.

Shapiro & Ingle, LLP

By:_____
Lori Zammit
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 21st day of April, 2015, before me, a Notary Public, in and for said State and County, personally appeared Lori Zammit, 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:
March 26, 2018

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 $78,472.59, 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:
March 26, 2018

Notary Public
Michelle Toney

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

**PROPERTY ADDRESS:** 3009 Sunnyview Drive, Nashville, Tennessee 37218

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Household Financial Center Inc.
636 Grand Regency Blvd
Brandon, Florida 33510

**S&I File #14-059713**
**Map & Parcel -05905023500**

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