PREPARED BY AND RETURN TO:
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S&I:12-037898
Davidson COUNTY

BILL GARRETT, Davidson County
Trans:T20150033215 DEEDTRS
Recvd: 05/01/15 09:50 3 pgs
Fees:18.00 Taxes:633.44
20150501-0039199

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 18, 2011, recorded in Instrument No. 20110426-0031904, in the Register's Office of Davidson County, Tennessee, Lisa M. Koenig and Joel D. Koenig, wife and husband conveyed to FMLS, Inc., 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 20120719-0063495, 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 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 February 21, 2014, February 28, 2014, and March 7, 2014, by which advertisement the sale was appointed to be held on March 27, 2014, 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 Regions Bank DBA Regions Mortgage for the sum of $171,200.02, that being the highest and best bid offered; and,

WHEREAS, the said Regions Bank DBA Regions Mortgage has assigned its interests in the said property to Regions Bank DBA Regions Mortgage, his/her/their/its successors and assigns; and,

WHEREAS, the purchaser 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 Regions Bank DBA Regions Mortgage 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 Regions Bank DBA Regions Mortgage, 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:

The land referred to herein below situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 216 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, Page 83 and 84, Register's Office for Davidson County, Tennessee, said property being described as follows:

Beginning at a point in the northwesterly margin of Jenry Drive at the corner of Lots No. 215 and 216; thence with the lines between said lots, northwesterly 140 feet to a point; thence northeasterly 108.8 feet to the southwesterly margin of Downeymeade Drive; thence with the margin of the same, southeasterly 135.42 feet to the beginning of a curve, thence around said curve, southerly 38.99 feet to the margin of same, southwesterly 95 feet to the point of beginning.

Being the same property conveyed to T. G. Fite, U/A/D October 6, 2005 of the T.G. Fite Revocable Living Trust
Agreement and any successors in Trust , and any amendments thereto by deed from T.G. Fite dated October 6,
2005 and recorded on October 07, 2005 in Instrument Number 20051007-01214540. T.G. Fite became
deceased on November 18, 2009.

Being the same property conveyed to Lisa M. Koenig and husband, Joel D. Koenig, by deed from Paul Booher
as Successor Trustee of the T.G. Fite Trust, dated 04/18/2011 and recorded in Instrument Number 20110426-0031902

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20110426-0031904, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20110426-0031902, 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 Regions Bank DBA Regions Mortgage, 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 Thirtieth day of April, 2015.

Shapiro & Ingle, LLP

By: _____
Laura Greene
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 30th 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:
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 $171,200.02, 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: 224 Downeymeade Drive, Nashville, Tennessee 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Regions Bank DBA Regions Mortgage
7130 Goodlett Farms Parkway
A4W
Cordova, Tennessee 38016

S&I File #12-037898
Map & Parcel -085 07 0 047.00