PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216
(704)333-8107
Fax (704)333-8156

S&I:15-063247
Davidson COUNTY

BILL GARRETT, Davidson County
Trans:T20150033339 DEEDTRS
Recvd: 05/01/15 11:57 3 pgs
Fees:18.00 Taxes:407.37
20150501-0039390

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 29, 2010, recorded in Instrument No. 20101105-0088753, in the Register's Office of Davidson County, Tennessee, Rita E. McCall, a single woman conveyed to Tennessee Title Services, 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 #201502090011695, 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 March 19, 2015, at the front entrance of the The Historic Davidson County Courthouse, One Public Square, 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 Aziz Ashurov for the sum of $110,100.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Aziz Ashurov, 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 Aziz Ashurov 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 Aziz Ashurov, 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 the Sixth Civil District of Davidson County, Tennessee being Lot No. 1 and the Easterly 1.71 feet of Lot No. 2 on the Plan of Sterling Subdivision, Section 1, and filed of record in Plat Book 1424, Page 97, being more particularly described to-wit:

Beginning at a point in the northerly margin of Elberta Street, 1.71 feet west of the corner of Lots No. 1 & 2; thence parallel to the line of said lots, 150 feet to a point; thence eastwardly 70 feet to a point in the westerly margin of Sterling Boone Drive; thence with said Drive southerly 130 feet to a point, being the beginning of a curve; thence westwardly around said curve 31.42 feet to a point in the northerly margin of Elberta Street; thence with said Street westwardly 50.0 feet to the point of beginning.

Being the same property conveyed to Rita E. McCall and Barbara T. McCall, both unmarried, joint tenants with rights of survivorship by Warranty Deed dated August 20, 1999 from David R. Birdson and wife, Katherine F. Birdsong, and filed of record in Book 11640, Page 499, in the Register's Office for Davidson County, Tennessee. Being the same property further conveyed by Quitclaim Deed to Rita E. McCall, unmarried from Rita E. McCall and Barbara T. McCall, both unmarried joint

tenants with rights of survivorship and filed of record in Instrument No. 201011050088752, in the Register's Office for Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20101105-0088753, in the Register's Office of Davidson County, Tennessee.

The last deed of record is QuitClaim Deed recorded in Instrument Number 20130910-0095640, 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 Aziz Ashurov, 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-Fourth day of March, 2015.

Shapiro & Ingle, LLP

By: Laura B. Greene
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

On the 24th day of March, 2015, before me, a Notary Public, in and for said State and County, personally appeared Laura B. 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

Michelle Toney
Notary Public

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 $110,100.00, 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.

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

Mar. 26, 2018
My commission expires:

Michelle Toney
Notary Public

March 24, 2015

PROPERTY ADDRESS: 70 Elberta Street, Nashville, Tennessee 37210

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Aziz Ashurov
728 Crestmark Dr
Mount Juliet, TN 37122

S&I File #15-063247
Map & Parcel -119 06 0 065.00

RETURN TO:

Aziz ASHUROV

728 Crestmark DR, Mt Juliet TN 37122

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

