BILL GARRETT, Davidson County
Trans:T20150033342 DEEDTRS
Recvd: 05/01/15 12:03 4 pgs
Fees:23.00 Taxes:980.50
20150501-0039393

Prepared By and Returnable to:
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

| Address New Owner(s): | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| Mary B. Peery<br>103 Hilltop Rd<br>Dickson, TN 37055 | Mary B. Peery<br>SAME | 81-16-0-374 |

## TRUSTEE'S DEED

**WHEREAS**, default was made in the terms, conditions, and payments provided for and made in a Deed of Trust dated June 3, 2010, executed by Darcy O. Porter, aka D'Arcy O. Porter aka D. Arcy O. Porter; Mary H. Porter, aka Mary K. Porter; and Elite Roofing Co. of Nashville, a Tennessee corporation, to FMLS, Inc., as Trustee for the benefit of Regions Bank, of record in Instrument No. 20100608-0044390, Register's Office for Davidson County, Tennessee; and

**WHEREAS,** Regions Bank assigned the Deed of Trust to Greenwich Investors XLVII Trust 2014-1, a Delaware statutory trust, pursuant to that certain Assignment of Deed of Trust, dated September 26, 2014, of record in Instrument No. 20141118-0106188, Register's Office for Davidson County, Tennessee; and

**WHEREAS**, Greenwich Investors XLVII Trust 2014-1, the owner and holder of the Indebtedness secured by said Deed of Trust replaced said Trustee by naming David M. Anthony, C. Tucker Herndon, and Gregory G. Vick, as Substitute Trustees by an instrument of record in Instrument No. 20150320-0024101, Register's Office for Davidson County, Tennessee, and authorized any one of the Substitute Trustee's to act alone or by a Designated Agent with the powers, given the Trustee in said Deed of Trust; and

**WHEREAS**, David M. Anthony, in his capacity as Substitute Trustee, and not Individually ("Substitute Trustee") caused to be published a Foreclosure Sale Notice in accordance with the provisions of said Deed of Trust, providing notice and advertising that said property would be sold at 11 o'clock a.m., prevailing time on Thursday, April 30, 2015, at the Front Door of the Davidson County Register of Deeds Office, located at the Bridgestone Arena, 501 Broadway, Nashville, Davidson County, Tennessee 37203, to be knocked off and sold to the highest, best, and last bidder for cash, pursuant to the terms and conditions of the Deed of Trust and the Foreclosure Sale Notice; and

**WHEREAS**, David M. Anthony, Substitute Trustee, personally appeared (or appeared by Designated Agent) and offered said property for sale at public outcry and the highest, best, and last bid received was the sum of Two Hundred and Sixty-Five Thousand and One 00/100 Dollar(s) ($265,001.00) by Mary B. Peery (hereinafter referred to as the "Buyer") and said property was knocked off and sold to the Buyer.

**NOW, THEREFORE**, in consideration of the premises and sum of Two Hundred and Sixty-Five Thousand and One 00/100 Dollar(s) ($265,001.00) cash in hand paid by the Buyer, Substitute Trustee has this day bargained and sold and, by the premises, does transfer and convey to Buyer, their heirs and representatives, successors and assigns, the title and interest that Substitute Trustee has the right to sell and convey under the Deed of Trust in a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

TRACT I:

Being the westerly 45 feet of Lot No. 155 in D.T. McGavock's first Addition to Nashville, Tennessee, a plan of which is of record in Book No. 10, pages 606 and 609 inclusive, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts on the north side of Jefferson Street 45 feet and runs back between parallel lines and with the easterly line of Lot No. 156 on said plan 180 feet, more or less, to Madison Street, upon which it fronts 45 feet.

TRACT II:

Being the southeast part of Lot No. 156 on the Plan of D.T. McGavock's first Addition to Nashville, Tennessee, a plan of which is of record in Book No. 10, pages 606 and 609 inclusive, Register's Office for Davidson County, Tennessee, described according to a plan thereof made by W.B. Southgate, as follows:

Beginning on the northerly margin of Jefferson Street at the corner to Lot Nos. 155 and 156, being Ben A. Doochin's S.W. corner; thence with his westerly line, northerly 92 ½ feet to the southerly margin of a private alley; thence with the southerly margin of said private alley, westerly 35 feet; thence southerly parallel with the first line 92 ½ feet to the northerly margin of said street; thence with the northerly margin of said street, easterly 35 feet to the beginning.

Being the same property conveyed to D'Arcy O. Porter, and wife, Mary K. Porter, and Elite Roofing Co. of Nashville, by Warranty Deed of record in Instrument No. 20070215-0019497, Register's Office for Davidson County, Tennessee.

Map/Parcel Number: 81-16-0-374

The street address of the property is believed to be 1048 Jefferson Street, Nashville, Davidson County, Tennessee 37208, but such address is not part of the Legal Description of the property. In the event of any discrepancy, the Legal Description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties, and the Substitute Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Buyer, its/their heirs, successors, and assigns forever.

The Substitute Trustee covenants with the said Buyer that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, in his capacity as Substitute Trustee, has a good right to sell and convey the same subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any Deeds of Trust, liens, claims, and encumbrances that may take priority over the Deed of Trust. This sale is also subject to any matter that inspection and/or an accurate survey of the premises might disclose.

The Substitute Trustee, and not Individually, further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to the Buyer, their heirs and representatives, successors and assigns, against the lawful claims of any person claiming by or through him as Substitute Trustee, but no further or otherwise, it being the intention of the Substitute Trustee only to convey to Buyer no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

THIS PROPERTY IS SOLD AS IS, WHERE IS AND WITH ALL FAULTS AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, AND SUBJECT TO ANY PRIOR LIENS OR ENCUMBRANCES, IF ANY. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOINMENT OR THE LIKE AND WITHOUT ANY EXPRESSED OR IMPLIED WARRANTIES OF MERCHANTABILITY, CONDITION, QUALITY OR FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE.

Substitute Trustee makes no covenant of seisin, marketability of title, or warranty of title, express or implied. Substitute Trustee sells and conveys the subject real property by this Trustee's Deed as Substitute Trustee only, and not individually.

WITNESS my hand this 30th day of April, 2015.

David M. Anthony, Substitute Trustee, and not Individually

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Kimberley J. Raymond a Notary Public of this county, David M. Anthony, Substitute Trustee and not Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 30th day of April, 2015.

Kimberley J Raymond
NOTARY PUBLIC

My Commission Expires: 9-11-17

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $265,001.00.

AFFIANT

Subscribed and sworn before me on this 30th day of April, 2015.

Kimberley J Raymond
NOTARY PUBLIC

My Commission Expires: 9-11-17

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY