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:10-009331
Davidson COUNTY

BILL GARRETT, Davidson County
Trans:T20150038025 DEEDTRS
Recvd: 05/15/15 14:05 7 pgs
Fees:37.00 Taxes:0.00
20150515-0045032

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 14, 2002, recorded in Instrument No. 20020618-0073574, in the Register's Office of Davidson County, Tennessee, Jeff L. Mabry and Cathy L. Mabry conveyed to Emmett James House and Bill R. McLaughlin, 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 inst#20150312-0021311 Instrument # 201503300026883, 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 May 12, 2015, at the south main door, Davidson County Courthouse, Metro Courthouse, 1 Public Square, Nashville, Tennessee, at 11:00 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 $79,044.72, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Regions Bank dba Regions Mortgage, 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. For value received, Regions Bank dba Regions Mortgage has assigned all its interest in the sale to Federal National Mortgage Association, his/her/their/its successors and assigns.

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 Federal National Mortgage Association, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Old Hickory, County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Numbers 4 and 5, Block 4, on the Plan of Berryville, of record in Book 421, Page 117, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffry L. Mabry and wife, Cathy L. Mabry by deed of record in Instr: #20011217-0139074, and re-recorded in Instr. #20020118-0007577, Register's Office, Davidson County, Tennessee.
Jeffrey L. Mabry and Jeff L. Mabry is one in the same person.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20020618-0073574, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty deed recorded in Instrument 200112170139074, re-recorded at Instrument 200201180007577, 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.

This conveyance is subject to the right of the State of Tennessee to redeem the land as provided for in T.C.A. 67-1-1433 (c) (1). Attached hereto is a copy of said notice and letter of compliance.

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 Federal National Mortgage Association, 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 Fourteenth day of May, 2015.

Shapiro & Ingle, LLP

By: _____
Laura Greene
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 14th day of May, 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

NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 4246 Old Hickory Boulevard, Old Hickory, Tennessee 37138

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

S&I File #10-009331
Map & Parcel -064 09 0 122.00

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

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **May 12, 2015 at 11:00AM local time,** at the south main door, Davidson County Courthouse, Metro Courthouse, 1 Public Square, Nashville, Tennessee, pursuant to Deed of Trust executed by Jeff L. Mabry and Cathy L. Mabry, to Emmett James House and Bill R. McLaughlin, Trustee, on June 14, 2002 at Instrument No. 20020618-0073574; all of record in the Davidson County Register's Office.

Party entitled to enforce security interest: Regions Bank dba Regions Mortgage, its successors and assigns

The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Described property located in Davidson County, Tennessee, to wit:

Lot Numbers 4 and 5, Block 4, on the Plan of Berryville, of record in Book 421, Page 117, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffry L. Mabry and wife, Cathy L. Mabry by deed of record in Instr: #20011217-0139074, and re-recorded in Instr. #20020118-0007577, Register's Office, Davidson County, Tennessee.
Jeffrey L. Mabry and Jeff L. Mabry is one in the same person.
Parcel Number: 064 09 0 122.00
Current Owner(s) of Property: Jeffrey L. Mabry and wife, Cathy L. Mabry
Other interested parties: Commissioner of Revenue
Street Address: 4246 Old Hickory Boulevard, Old Hickory, Tennessee 37138
Secondary Property Address: 155 Bates Road, Lebanon, TN 37087

Any property address provided is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

Notice of this Substitute Trustee's Sale has been timely given to the State of Tennessee as required by T.C.A. § 67-1-1433(b)(1).

Terms of Sale will be public auction, for cash, free and clear of rights of homestead, redemption and dower, and the rights of Jeff L. Mabry and Cathy L. Mabry, and those claiming through them, and subject to the right of redemption by the DEPARTMENT OF REVENUE, STATE OF TENNESSEE by reason of tax lien of record in 201202130012326 at the Register's Office of Davidson County, Tennessee, subject to any accrued taxes and restrictions.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified/bank check made payable to or endorsed to Shapiro & Ingle, LLP. No personal checks will be accepted. To this end, you must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded at any time.

Shapiro & Ingle, LLP Substitute Trustee
Law Office of Shapiro & Ingle, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
Phone: (704) 333-8107

Fax: (704) 333-8156
www.shapiro-ingle.com

File No. 10-009331

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242
March 25, 2015

Shapiro and Ingle, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

Re: Foreclosure Sale:
Property Owned by: (Not Provided)
Entity / SSN: (Not Provided)
Property Address: 4246 Old Hickory Blvd.
Old Hickory, TN 37138

To whom it may concern;

This is in reference to your letter dated March 16, 2015, regarding a foreclosure sale of property owned by the above captioned taxpayer(s). Your request **does not properly identify our taxpayer** and **cannot be processed** until the following information has been received as required by T.C.A. § 67-1-1401 et. seq.:

☐ A letter addressed to the Department of Revenue outlining the foreclosure and providing no less than 25 days' notice of the sale.

☐ A copy of the notice of sale.

☒ A copy of the security instrument being foreclosed on. This must include recording information.

☒ The legal description of property being sold.

☒ A copy of the Tennessee Department of Revenue's Notice of State Tax Lien. In the absence of this instrument the Department can neither confirm existing liens filed nor the amount of possible liabilities.

Please call me at (615) 253-5046 if you have any additional questions.

Jessica Larkins

Jessica Larkins, Lien Desk 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

SP/md
c: *file*

9414 7266 9904 2033 5967 53

TO: State of Tennessee
Commissioner of Revenue
Andrew Jackson State Office Building
Nashville, TN 37242-0002



8.10-009331.FC02.9

SENDER: Laura Campbell

REFERENCE:

10-009331 Davidson

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

USPS®

Receipt for Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

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4/8/15

GERALD M. SHAPIRO
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Admitted in North Carolina only

SHARON N. FEWELL
Admitted in Arkansas and Tennessee
BONNIE B. CULP
Admitted in Tennessee only
BRIDGET COLE
Admitted in Tennessee only

Shapiro and Ingle LLP
10130 Perimeter Parkway, Suite 400
Charlotte, North Carolina 28216

VOICE (704) 333-8107
FAX (704) 333-8156
http://www.shapiro-ingle.com

MATTHEW W. GRAVES
Admitted in Kentucky and Tennessee
PHILIP BROOKS
Admitted in Tennessee only
MICHAEL A. DENNIE
Admitted in Mississippi and Tennessee

April 9, 2015

FIRST CLASS REGULAR MAIL

TO: **Commissioner of Revenue**
Andrew Jackson State Office Building
Nashville, TN 37242

RE: Property Address: 4246 Old Hickory Boulevard, Old Hickory, Tennessee 37138
Secondary Property Address: 155 Bates Road, Lebanon, TN 37087

S&I # 10-009331

Enclosed please find a copy of the Notice of Trustee's Sale scheduled for **May 12, 2015 at 11:00AM.**

If you have any questions regarding this matter, please contact our office at (704)333-8107.

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICE ACT, YOU ARE ADVISED THAT THIS OFFICE MAY BE DEEMED TO BE A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Sincerely,

Shapiro & Ingle, LLP