Prepared by:
William Timothy Hill Attorney At Law
201 Fourth Avenue North, Suite 1800
Nashville, TN 37219

Davidson County DEEDTRS
Recvd: 06/16/15 08:37 6 pgs
Fees:33.00 Taxes:413.07
20150616-0056934

Address New Owner and Send Tax Bills To:

HSBC Mortgage Services, Inc.
931 Corporate Center Drive
Pomona, CA 91768

Tax Map-Parcel Numbers:

106-14-0 073.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Jeffrey Menzise and Porcha Wafford, joint tenancy to Robert J. Ames, Trustee, dated the 18th day of May, 2006 and being of record in Inst. No. 20060623-0075047, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, said deed of trust, debts and obligations having been assigned by MERS as nominee for SouthStar Funding, LLC at Inst. No. 20120228-0016950, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the default by the lawful owner thereof, HSBC Mortgage Services, Inc. and

WHEREAS, HSBC Mortgage Services, Inc., the holder and owner of the debt secured by said Trust Deed, having for reasons satisfactory to itself, under the provision of said Trust Deed, by instrument recorded in the Register's Office in Inst. No. 20120801-0067690, named and appointed the undersigned as Trustee in the place and stead of the said Robert J. Ames, trustee; and

WHEREAS, default was made in the payment of the debt and obligations secured by said Trust Deed and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Trust Deed in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Trust Deed, advertise for sale the property conveyed by same, the advertisement of sale having been published in Nashville Ledger, a newspaper published in Davidson County, Tennessee in the issues of **5/22/15 – 5/29/15 – 6/5/15** of said newspaper, said sale having been advertised for June 12, 2015, commencing at 12:00 noon in the front corridor of the Davidson County Courthouse, Public Square, 2nd Ave North, Nashville, Tennessee, at which time and place the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was then and there made by HSBC Mortgage Services, Inc. a bid of One Hundred Eleven Thousand Six Hundred Forty-one and 44/100 ($111,641.44), for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, William Timothy Hill, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey to the said HSBC Mortgage Services, Inc., the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Raymond Heights, of record in Book 1424, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery Menzine and wife, Porcha Wafford, by Deed Dated 5/18/06, in Inst. No. 20060623-0075046, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 1991 Lavergne Ct, Nashville, TN.

TO HAVE AND TO HOLD, unto the said HSBC Mortgage Services, Inc., its successors and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants the same against the lawful claims of all persons claiming by, through, and under, a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described Trust Deed, and not further or otherwise.

The Notice of the Right to Foreclose has been given in accordance with Tennessee Code Annotated §35-5-117(i). This sale is made subject to any and all outstanding unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein, and any and all other prior restrictions, encumbrances, or liens of any nature.

WITNESS, the signature of the undersigned, William Timothy Hill, Substitute Trustee, this 12th of June, 2015.

William Timothy Hill, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of June, 2015, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William Timothy Hill, Substitute Trustee, to me known to be the person described, and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and ear above written.

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

Charlotte E Herring
Notary Public

My Commission Expires: _____

I, William Timothy Hill, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ($111,641.44).

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance

Affiant

Subscribed and sworn to before me this 12th day of June, 2015.

Notary Public
My Commission Expires: _____

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

Grantee:
HSBC Mortgage Services, Inc.
931 Corporate Center Drive
Pomona, CA 91768

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Jeffrey Menzise and Porcha Wafford, joint tenancy to Robert J. Ames, Trustee, dated the 18th day of May, 2006 and being of record in Inst. No. 20060623-0075047, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, said deed of trust, debts and obligations having been assigned by MERS as nominee for SouthStar Funding, LLC at Inst. No. 20120228-0016950, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the default by the lawful owner thereof, HSBC Mortgage Services, Inc. Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, and appointing William Timothy Hill as Substitute Trustee.

NOW, THEREFORE, I, William Timothy Hill, Trustee, pursuant to the said Deed of Trust, having been requested by the owner and holder of said indebtedness so to do, by virtue of the authority and power vested in me by said deed of trust and appointing of Substitute Trustee will on the 12th day of June, 2015, at 12:00 noon., on the front door of the Davidson County Courthouse, Public Square, 2nd Avenue North, Nashville, Tennessee, sell at public outcry to the highest bidder for cash (or credit upon the indebtedness secured, if the holder is the successful purchaser) the following described property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Raymond Heights, of record in Book 1424, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery Menzine and wife, Porcha Wafford, by Deed Dated 5/18/06, in Inst. No. 20060623-0075046, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 1991 Lavergne Ct, Nashville, TN.

At the time of this publication, the § 35 5 117 notice of the right to foreclose was timely forwarded. The sale of the property described in said Deed of Trust shall be subject to any and all instrument of record, prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes, assessments, penalties and interest, if any. All right and equity of redemption, homestead, dower and all other exceptions are expressly waived in said Deed of Trust, and the title is believed to be good, but the Substitute Trustee will convey and sell only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day or time certain without further publication, upon announcement at the time for the above. 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. This is an attempt to collect a debt and any information obtained will be used for that purpose.

Dated 5/19/15

William Timothy Hill, Substitute Trustee
201 Fourth Avenue North, Suite 1800
Nashville, TN 37219
May 22, 29, June 5, 2015 Fkl27474

Department of Defense Manpower Data Center

Results as of : Jun-10-2015 09:06:47 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: MENZISE
First Name: JEFFREY
Middle Name:
Active Duty Status As Of: Jun-10-2015

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

Department of Defense Manpower Data Center

Results as of : Jun-10-2015 09:08:23 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: WAFFORD

First Name: PORCHA

Middle Name:

Active Duty Status As Of: Jun-10-2015

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
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Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

AFFIDAVIT

I, William Timothy Hill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

William Timothy Hill
PRICE, HILL & KOLARICH
201 4th Avenue North, Suite 1800
Nashville, TN 37219
(615) 256-1577

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Phyllis Ashby, a notary public for this county and state, (William Timothy Hill) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

PHYLLIS ASHBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: September 11, 2017