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

BILL GARRETT, Davidson County
Trans:T20150047642 DEEDTRS
Recvd: 06/16/15 09:47 3 pgs
Fees:18.00 Taxes:333.00
20150616-0057053

S&I:14-057472
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 3, 2003, recorded in Instrument No. 20030718-0100959, in the Register's Office of Davidson County, Tennessee, Jeffrey S. Wells, unmarried conveyed to R. Rick Hart, 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 20150108-0002091, 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 January 16, 2015, January 23, 2015, and January 30, 2015, by which advertisement the sale was appointed to be held on March 10, 2015 at 10:00 AM, at which time it was announced the sale adjournment to be held on May 11, 2015 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on May 28, 2015 at 1:00 AM, at which time it was announced the sale was further adjourned to be held on June 11, 2015, at the Davidson County Courthouse, South Main door, One 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 Makonnen Lema for the sum of $90,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Makonnen Lema, 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 Makonnen Lema 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 Makonnen Lema, 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 Davidson County, TN, being Unit No. 66-B of Spring View Townhomes, a horizontal property regime established by Master Deed of record in Book 6349, Page 428, as amended in Book 6407, Page 869, as shown as Exhibit A to the Master Deed of record in Book 6349, Page 463, and being part of Lot 66 on the plan of Edge-of-Lake, Section 20-A of record in Plat Book 5200, Page 183, as amended in Book 6359, Page 378, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey S. Wells, unmarried and Cary T. Justice, unmarried, by deed from George Omar Walton and Alan R. Cahill of record in Book 9457, Page 245, Register's Office for Davidson County, Tennessee. The said Cary T. Justice, unmarried having quitclaimed to Jeffrey S. Wells, unmarried, of record in Book 10345, Page 553, Register's Office for Davidson County, Tennessee.

Which currently has the address of: 2723 Smith Springs Road, Unit 66-B, Nashville, Tennessee 37217

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20030718-0100959, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed recorded at Book 10345, Page 553, 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.

SALE IS SUBJECT TO ANY INTEREST THAT MAY EXIST IN UNRELEASED DEED OF TRUST OF RECORD AT BOOK 6720, PAGE 242, RE-RECORDED AT BOOK 6724, PAGE 727 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. RELEASE FILED FOR DEED OF TRUST AT BOOK 6720, PAGE 242 BUT NOT FOR RE-RECORDED DEED OF TRUST AT BOOK 6724, PAGE 727

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 Makonnen Lema, 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 Twelfth day of June, 2015.

Shapiro & Ingle, LLP

By: _____
Lori Zammit
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 12th day of June, 2015, before me, a Notary Public, in and for said State and County, personally appeared Lori Zammit, 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 $90,000.00, 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: 2723 Smith Springs Road Unit 66-B, Nashville, Tennessee 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Makonnen Lema
2881 EVERGREEN RIDGE POINT
Nashville, TN 37217

S&I File #14-057472
Map & Parcel -136 09 0A 006.00

RETURN TO:
Makonnen Lema
2881 Evergreen Ridge Point
Nashville, TN 37217

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