FILE NO.: BVC-14-06443

Davidson County	DEEDTRS
Recvd: 08/20/15 12:23	4 pgs
Fees:23.00 Taxes:904.81	
20150820-0084033	

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BVC-14-06443

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Bayview Loan Servicing, LLC, A Delaware Limited Liability Company	Bayview Loan Servicing, LLC, A Delaware Limited Liability Company	05000011000
4425 Ponce de Leon Blvd., 5th Floor Coral Gables, FL, 33146_	4425 Ponce de Leon Blvd., 5th Floor Coral Gables, FL, 33146_	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated June 26, 2007 and recorded June 28, 2007, at **Instrument Number 20070628-0076952**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **BRENDA K. WOODARD AKA BRENDA K. WOODARD** ("Borrower") conveyed to STEPHANIE R. MULLINS, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on June 26, 2007, (the "Note"), which obligation is presently held by **Bayview Loan Servicing, LLC, A Delaware Limited Liability Company** ; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of STEPHANIE R. MULLINS, said appointment being set forth in **Instrument Number 20150413-0032488** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records 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, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on August 13, 2015, at 10:00 AM at the Front Entrance of the Historic Courthouse located at 1 Public Square, located in Nashville, Tennessee, such advertisement appearing in said newspaper on July 16, 2015, July 23, 2015, July 30, 2015, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, on August 13, 2015, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **Bayview Loan Servicing, LLC, A Delaware Limited Liability Company** at the price of **Two Hundred Forty-Four Thousand Five Hundred Forty-Four and 00/100 ($244,544.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Two Hundred Forty-Four Thousand Five Hundred Forty-Four and 00/100 ($244,544.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Bayview Loan Servicing, LLC, A Delaware Limited Liability Company** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE, BEING MORE FULLY DESCRIBED ACCORDING TO A SURVEY DATED NOVEMBER 18, 1983 PREPARED BY RAGAN-SMITH-MURPHY & ASSOCIATES, INC., JOB NO. 83-054, AS FOLLOWS:

TO REACH THE BEGINNING FROM AN IRON PIN SET IN THE SOUTHEASTERLY BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO J.D. SOUTHERLAND BY DEED AS OF RECORD IN BOOK 2702, PAGE 70, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO C.W. CONE ET UX BY DEED AS OF RECORD IN BOOK 1847, PAGE 522, SAID REGISTER`S OFFICE, PROCESS: SOUTH 83 DEGREES 15 MINUTES 51 SECONDS EAST 245.40 FEET TO AN IRON PIN, THE POINT OF BEGINNING; THENCE, NORTH 47 DEGREES 25 MINUTES 37 SECONDS EAST 947.95 FEET TO A POINT IN THE CENTER OF A 50 FOOT PRIVATE DRIVE; THENCE, WITH THE CENTER OF SAID DRIVE SOUTH 49 DEGREES 13 MINUTES 50 SECONDS EAST 112.72 FEET; THENCE, WITH A 913.08 FOOT RADIUS CURVE TO THE RIGHT 199.21 FEET, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 42 DEGREES 58 MINUTES 49 SECONDS EAST 198.81 FEET; THENCE, SOUTH 36 DEGREES 43 MINUTES 49 SECONDS EAST 114.44 FEET; THENCE, WITH A 175.00 FOOT RADIUS CURVE TO THE RIGHT 140.79 FEET, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 13 DEGREES 40 MINUTES 59 SECONDS EAST 137.02 FEET; THENCE, SOUTH 9 DEGREES 19 MINUTES 29 SECONDS WEST 122.11 FEET; THENCE, WITH A 350.00 FOOT RADIUS CURVE TO THE LEFT 151.34 FEET, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 3 DEGREES 01 MINUTES 24 SECONDS EAST 150.17 FEET; THENCE, SOUTH 15 DEGREES 24 MINUTES 39 SECONDS EAST 49.32 FEET TO THE NORTHERLY BOUNDARY LINE OF MARIE HUDSON, TAX MAP 50, PARCEL 2; THENCE, WITH THE NORTHERLY BOUNDARY LINE OF HUDSON NORTH 83 DEGREES 15 MINUTES 51 SECONDS WEST 1028.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES, MORE OR LESS.

The source of title is recorded at Instrument Number 20010117-0005127, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 3600 TRL HOLLOW LN, WHITES CREEK, TN 37207.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee this 14th day of August, 2015.

Rubin Lublin TN, PLLC

MB

Printed Name: Michael L Baringer

Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, J.Z. Marshall-Clarke, of the state and county aforesaid, personally appeared, Michael L Baringer, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, GA, _____, this ____ day of AUG 14 2015, 20____.

Notary Public

My commission expires:

1/20/18

J.Z. MARSHALL CLARKE NOTARY PUBLIC JACKSON COUNTY GEORGIA EXPIRES JAN 20, 2018

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $244,544.00.

WITNESS my hand this 14th day of August, 2015.

MB

Printed Name: Michael L Baringer

Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC as Trustee/Agent

Sworn to and subscribed
before me this ____ day of AUG 14 2015, 20____.

Notary Public

My commission expires:

1/20/18

J.Z. MARSHALL CLARKE NOTARY PUBLIC JACKSON COUNTY GEORGIA EXPIRES JAN 20, 2018

True Copy Certification

I, Victor Kang, 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.

Signature

State of Georgia

County of Gwinnett

Personally appeared before me, J.Z. Marshall-Clarke, a Notary Public for this county and state, Victor Kang who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

8/14/15
Date

Notary's Signature

My Commission Expires: January 20, 2018
Notary' Seal (if on paper)

J.Z. MARSHALL CLARKE NOTARY PUBLIC GEORGIA EXPIRES JAN 20 2018 JACKSON COUNTY