THIS INSTRUMENT PREPARED BY:
Shapiro & Ingle, LLP, a Tennessee limited liability partnership
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28
(704)333-8107

S&I:14-061885

BILL GARRETT, Davidson County
Trans:T20150070902 DEEDTRS
Recvd: 08/21/15 12:16 3 pgs
Fees:17.00 Taxes:0.00
20150821-0084599

This Deed was corrected to properly reflect The DOT recording information in Substitute Trustee's Deed which was recorded in Book 1646 Page 1157, Wilson County, Tennessee and Instrument# 20150615-0056792, Davidson County, Tennessee.

CORRECTED SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 22, 2003, recorded in Book 981 Page 2144, in the Register's Office of Wilson County, Tennessee; Also recorded in Instrument No. 20030605-0077674; re-recorded in Instrument Number 20030912-0134457, in the Register's Office of Davidson County, Tennessee, Richard R. Clemmons a/k/a Richard Clemmons and Betty Clemmons, husband and wife conveyed to Charles E. Tonkin, II, 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 Instr#201505180045430, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested said Substitute Trustee to, upon proper advertisement and notice, 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 April 24, 2015 at 2:00 PM, at which time it was announced the sale adjournment to be held on May 12, 2015 at 11:00 AM, at which time it was announced the sale was further adjourned to be held on June 5, 2015, at the Davidson County Courthouse, 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 Daryl Spicer, whose address is 2007 Kimberly Dr, Mount Juliet, TN 37122, at and for the sum of $89,100.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Daryl Spicer, 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 Daryl Spicer the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Ingle, LLP, a Tennessee limited liability partnership, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Daryl Spicer, his 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:

BEING Lot No. 107, on the Plan of Sherwood Forest, Section Three, of record in Plat Book 12, Page 27, Register's Office for Wilson County, TN and in Plat Book 4460, Page 81, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard Clemmons and wife, Betty Clemmons, by Quitclaim Deed of record in Deed Book 462, Page 838, Register's Office for Wilson County, Tennessee, and in Book 11474, Page 778, Register's Office for Davidson County, Tennessee, dated April 14, 1999. See also Warranty Deed of record in Book 438, Page 208, Register's Office for Wilson County, Tennessee, and in Book 9520, Page 427, Register's Office for Davidson County, Tennessee.

Betty Clemmons joins in this Deed of Trust for the purpose of conveying and waiving such marital

rights, if any, she may have in and to the said property. The said Betty Clemmons having no personal liability in connection with the loan to which reference is made herein.

Richard R. Clemmons and Richard Clemmons being one in the same person.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20030605-0077674; re-recorded in Instrument Number 20030912-0134457, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20030605-0077674; re-recorded in Instrument Number 20030912-0134457, in the Register's Office of Davidson County, Tennessee.

The last deed of record is QuitClaim Deed recorded in Book 11474, Page 778 in Davidson County and QuitClaim Deed recorded in Deed Book 462, Page 838, 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.

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 Daryl Spicer, his successors and assigns, in fee simple forever, to whom the said Shapiro & Ingle, LLP, a Tennessee limited liability partnership, 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, a Tennessee limited liability partnership, Substitute Trustee, has hereunto set its hand and seal this Nineteenth day of August, 2015.

Shapiro & Ingle, LLP, a Tennessee limited liability partnership

By: _____
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 19th day of August, 2015, before me, a Notary Public, in and for said State and County, personally appeared Jonathan Blake Davis with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Ingle, LLP, a Tennessee limited liability partnership, 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: Notary Public

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 $89,100.00, 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: Notary Public
March 26, 2018 Michelle Toney

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018

Transfer Taxes already paid in Book 1646 Page 1157

PROPERTY ADDRESS: 4885 Whittier Drive, Old Hickory, Tennessee 37138

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Daryl Spicer
2007 Kimberly Dr, Mount Juliet, TN 37122

S&I File #14-061885 / CGG
Map & Parcel -065 09 0 073.00 (Davidson) and 52K A 12.02 (Wilson)

RETURN TO:

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

BK/PG: 1657/1110-1112
15560570
3 PGS:AL-SUBSTITUTE TRUSTEES DEED
DARLA BATCH: 322407
08/21/2015 - 09:47 AM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS