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:15-100300
Davidson COUNTY

Davidson County DEEDTRS
Recvd: 09/25/15 12:37 9 pgs
Fees:47.00 Taxes:0.00
20150925-0097666

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 8, 2007, recorded in Instrument No. 20070209-0017012, in the Register's Office of Davidson County, Tennessee, David Jones, III conveyed to Stewart Title of Tennessee, 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#20150330-0026884, 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 publication in the Nashville Ledger such advertisement appearing in said newspaper on August 14, 2015, August 21, 2015, August 28, 2015 by which advertisement the sale was appointed to be held on September 17, 2015, at the front entrance of the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, 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 Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America for the sum of $84,550.78, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, 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 Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America 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 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 Antioch, County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 73 on the plan of Section 3, Barclay Square of record in Book 4675, Page 154, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to David Jones, III by deed dated 08/07/2006 from Eric Sox of record in Instrument No. 20060814-0099449, Register's Office for Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20070209-0017012, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument 20060814-0099449, 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 United States of America to redeem the land as provided for in 26 U.S.C. 7425 (d) (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, 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 Eighteenth day of September, 2015.

Shapiro & Ingle, LLP, a Tennessee limited liability partnership

By: _____
Jonathan Davis
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 18th day of September, 2015, before me, a Notary Public, in and for said State and County, personally appeared Jonathan 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:
December 7, 2019

_____
Notary Public
James Albert

JAMES ALBERT
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires December 7, 2019

NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 608 Andrea Ct, Antioch, Tennessee 37013

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

S&I File #15-100300
Map & Parcel -149 09 0 17600

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

GERALD M. SHAPIRO
Admitted in Illinois & Florida only
JOE M. KIRSCH
Admitted in Tennessee only
GRADY I. INGLE
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

March 30, 2015

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Internal Revenue Service
Area Director - Compliance
Attn: Technical Support - P. Jackson
801 Broadway - MDP 53
Nashville, TN 37203

Attention: P. Jackson

Dear Sir:

The undersigned, Substitute Trustee, under that certain purchase money Deed of Trust from David Jones, III to Stewart Title of Tennessee, Trustee, dated February 8, 2007, recorded in the Register's Office of Davidson County, Tennessee, in Instrument No. 200702090017012 has been requested by the noteholder, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, to sell the security pursuant to the terms of the obligation secured thereby and notice of the proposed sale is hereby given pursuant to Section 7425 of the Internal Revenue Code of 1954.

Enclosed please find a copy of the Notice of Federal Tax Liens recorded in 201104040025825
201107080052229
201206200053961, in the Register's Office of Davidson County, TN.

With respect to the property to be sold, the following information is hereby given:

(a) The description of the property is affected by the Notice, as listed in the deed and Deed of Trust recorded in the aforesaid Register's Office Land in Davidson County, Tennessee, being Lot No. 73 on the plan of Section 3, Barclay Square of record in Book 4675, Page 154, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Jones, III by deed dated 08/07/2006 from Eric Sox of record in Instrument No. 20060814-0099449, Register's Office for Davidson County, Tennessee.

(b) The proposed sale of the property, pursuant to the terms of the first Deed of Trust referred to above is to be held on **April 24, 2015 @ 2:00PM**; south main door, Davidson County Courthouse, Metro Courthouse, 1 Public Square, Nashville, Tennessee.

The approximate amount of the principal obligation, including interest, secured by the lien of said Deed of Trust and description of the other expenses which may be charged against the sale proceeds are as follows:

Total Amount Due	$78,232.64
Attorney fees	$600.00
Advertisement	$450.00
Recording charges	$32.00

State tax	$261.74
TOTAL	$79,576.38

If your office is in need of further information, please advise.

Sincerely,

LAW OFFICES OF SHAPIRO & INGLE, LLP

Enclosures
cc: Seterus, Inc.

lrs2.ltr
S&I #15-100300

GERALD M. SHAPIRO
Admitted in Illinois & Florida only
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Admitted in Tennessee only
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Admitted in Arkansas and Tennessee
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Admitted in Kentucky and Tennessee
PHILIP BROOKS
Admitted in Tennessee only
MICHAEL A. DENNIE
Admitted in Mississippi and Tennessee

March 30, 2015

CERTFIED MAIL

TO: **Internal Revenue Service**
Technical Support P. Jackson
Area Director Compliance
801 Broadway MDP 53
Nashville, TN 37203

RE: Property Address: 608 Andrea Ct, Antioch, Tennessee 37013

S&I # 15-100300

Enclosed please find a copy of the Notice of Trustee's Sale scheduled for **April 24, 2015 at 2:00PM.**

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

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **April 24, 2015 at 2:00PM local time,** at the south main door, Davidson County Courthouse, Metro Courthouse, 1 Public Square, Nashville, Tennessee, pursuant to Deed of Trust executed by David Jones, III, to Stewart Title of Tennessee, Trustee, on February 8, 2007 at Instrument No. 200702090017012; all of record in the Davidson County Register's Office.

Party entitled to enforce security interest: Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, 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:

Land in Davidson County, Tennessee, being Lot No. 73 on the plan of Section 3, Barclay Square of record in Book 4675, Page 154, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Jones, III by deed dated 08/07/2006 from Eric Sox of record in Instrument No. 20060814-0099449, Register's Office for Davidson County, Tennessee.
Parcel Number: 14909017600
Current Owner(s) of Property: David Jones, III
Other interested parties: American Express Centurion Bank, Internal Revenue Service
Street Address: 608 Andrea Ct, Antioch, Tennessee 37013

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 United States as required by 26 U.S.C. § 7425(b).

Terms of Sale will be public auction, for cash, free and clear of rights of homestead, redemption and dower, and the rights of David Jones, III, and those claiming through them, and subject to the right of redemption by the DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE by reason of tax lien of record in 201104040025825
201107080052229
201206200053961 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. 15-100300

2. Article Number



9414 7266 9904 2033 6019 38

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly): Lisa McFarlin

B. Date of Delivery: 4-2-15

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

Internal Revenue Service
Technical Support P. Jackson
Area Director Compliance
801 Broadway MDP 53
Nashville, TN 37203**

15-100300 - FC01
Laura Campbell
Davidson

PS Form 3811, January 2005 Domestic Return Receipt

UNITED STATES POSTAL SERVICE®

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USPS®
Permit No. G-10

● PRINT YOUR NAME, ADDRESS AND ZIP CODE BELOW ●

SHAPIRO & INGLE LLP
10130 PERIMETER PARKWAY STE 400
CHARLOTTE NC 28216-2461

True Copy Certification

I, Lori Zammit, 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 North Carolina

County of Mecklenburg

Personally appeared before me, Colleen K. Sheridan, a notary public for this county and state, Lori Zammit who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/16/2020

Notary' Seal (if on paper)

COLLEEN K SHERIDAN
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires June 16, 2020