RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WSC #1701-0123259-FC

BILL GARRETT, Davidson County
Trans:T20150086168 DEEDTRS
Recvd: 10/09/15 09:33 4 pgs
Fees:23.00 Taxes:725.57
20151009-0103025

Tennessee
Map # 147 01 0 148.00

James Mullins
BANK OF AMERICA
4833683991703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 25, 2006, and recorded in Register's Instrument No. 20061002-0121556 in the Register's Office of Davidson County, Tennessee, James Mullins, an unmarried man, conveyed to Robert M. Wilson, Jr., Attorney, Trustee(s), 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in REGISTERS INSTRUMENT 20150831-0088180 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, the said property was by the undersigned, 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 October 1, 2015, at the Front Entrance of the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201 of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale EVERBANK, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED NINETY SIX THOUSAND ONE HUNDRED AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, being the holder of the indebtedness, 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 EVERBANK of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Elizabeth A. Cash, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said EVERBANK, 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, TENNESSEE, BEING LOT 472, AS SHOWN ON THE MAP ENTITLED CALDWELL HALL, SECTION 6, OF RECORD IN PLAT BOOK 2900, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SUBJECT TO ORDER OF CONDEMNATION AND POSSESSION OF RECORD IN REGISTER'S INSTRUMENT NO. 20131025-0111528 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

J Greg Mullins , (HIS/HER/THEIR) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20001005-0098721, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

Proper notice of this sale was made to the Internal Revenue Service and this sale is made subject to the redemption rights of the Internal Revenue Service.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto EVERBANK, its successors and assigns in fee simple forever, to whom the said Elizabeth A. Cash, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Elizabeth A. Cash, Substitute Trustee, has on October 1, 2015 hereunto set his hand and seal.

ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 1, 2015 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Elizabeth A. Cash to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
651 Harding Place,
Nashville, TN 37211-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Everbank
C/O BAC TAX Services Corporation
P.O. Box 10211, SV-24
Van Nuys, CA 91410

Mortgagee: None

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,100.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, October 1, 2015
NOTARY PUBLIC
MY COMMISSION EXPIRES

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-01-2016

WSC #1701-0123259-FC

WEISS SPICER CASH, PLLC

ATTORNEYS AT LAW

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VALERIE ANN SPICER
ELIZABETH ANN CASH

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WEB: WWW.WEISS-SPICER.COM

August 31, 2015

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
District Director of the Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203

ATTN: Chief, Special Procedures Staff

Re: Serial #953993713
James Mullins
651 Harding Place
Nashville, TN 37211-0000
Loan #145639903
FHA #4833683991703

Dear Sir:

We represent Everbank the owner and holder of a first deed of trust covering the property municipally described in the above caption. A xerox copy of the instrument which, as you will notice, is of record in Register's Instrument No. 20061002-0121556, Davidson County Register's Office, is enclosed. The indebtedness secured by the deed of trust is in default and, accordingly, consistent with the terms and conditions of the instrument, the principal balance and interest due have been accelerated and the foreclosure sale is scheduled for Thursday, October 1, 2015 at 10:00 AM at the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, Davidson County, Tennessee, at which time the property will be sold at the public outcry to the highest and best bidder for cash. The principal balance of our client's debt is $187,003.99, plus interest at the rate of 6.50% per annum from May 1, 2012 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Register's Instrument No. 20130812-0084138, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

Arnold M. Weiss

ARNOLD M. WEISS

AMW: vm
cc:

2. Article Number

9414 7266 9904 2047 2430 18

3. Service Type **CERTIFIED MAIL®**

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

1. Article Addressed to:

CERTIFIED MAIL-RETURN RECEIPT REQUESTED
District Dir of the Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203

1701-123259-FC

COMPLETE THIS SECTION ON DELIVERY

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

B. Date of Delivery: 9-3-15

C. Signature: X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

PS Form 3811, January 2005 Domestic Return Receipt