PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
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Davidson County DEEDTRS
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S&I:15-102324
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 29, 2009, recorded in Instrument No. 20091005-0092221, in the Register's Office of Davidson County, Tennessee, Brett Patton and Misty Patton conveyed to Arnold M. Weiss, Esq., 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#201508210084529, 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 September 4, 2015, September 11, 2015, September 18, 2015 by which advertisement the sale was appointed to be held on October 1, 2015 at 10:00 AM, at which time it was announced the sale adjournment to be held on October 15, 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 Wells Fargo Bank, NA for the sum of $128,020.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Wells Fargo Bank, NA, 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 Wells Fargo Bank, NA 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 Wells Fargo Bank, NA, 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:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 71 on the Plan of Pebble Creek Subdivision, Section Two, of record in Book 5210, Page 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Angela Sullens, unmarried, by Warranty Deed from Roger D. Sullens and Carolyn S. Sullens, husband and wife, .dated August 7, 1998 and recorded August 26, 1998 in Book 11082, Page 289, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Donald E. Hane by Quitclaim Deed from Angela Sullens, unmarried, dated March 27, 1999 and recorded March 29, 1999 in Book 11403, Page 330, Register's Office for. Davidson County, Tennessee, AND;

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 Wells Fargo Bank, NA, 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 Sixteenth day of October, 2015.

Shapiro & Ingle, LLP, a Tennessee limited liability partnership

By: _____
Jonathan Davis
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 16th day of October, 2015, before me, a Notary Public, in and for said State and County, personally appeared JONATHAN BURKE 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:
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 $128,020.00, 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: 4948 Pebble Creek, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank, NA
c/o Wells Fargo Bank, N.A.
3476 Stateview Blvd
MAC# X7801-013 (FC)
Fort Mill, South Carolina 29715

S&I File #15-102324
Map & Parcel -149 06 0 019.00

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

Being the same property conveyed to Angela D. Sullens by Quitclaim Deed from Donald E. Hane, unmarried, dated April 1, 1999 and recorded April 1, 1999 in Book 11411, Page 418, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Angela D. Hane, a married woman, by Quit Claim Deed from Angela D. Hane, formerly known as Angela D. Sullens, a now married woman who acquired title as a single woman, dated September 23, 2006 and recorded October 5, 2006 in Instrument Number 20061005-0123743, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RASC 2002KS4 by Substitute Trustee's Deed from Patrick A. Taggart, as Substitute Trustee, dated June 4, 2009 and recorded June 9, 2009 in Instrument Number 20090609-0053479, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to grantor(s) by deed of record in Instrument Number 20091005-0092220, 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. 20091005-0092221, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Special Warranty Deed recorded in Instrument 20091005-0092220, 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.

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