PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
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Davidson County	DEEDTRS
Recvd: 10/22/15 09:13	3 pgs
Fees:17.00 Taxes:0.00	
20151022-0107413	

S&I:15-101609
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 11, 2012, recorded in Instrument No. 20120628-0056552, in the Register's Office of Davidson County, Tennessee, John Parkhurst and Tina Camba conveyed to Recontrust Company, N.A., 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#201507290074641, 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 July 31, 2015, August 7, 2015, August 14, 2015 by which advertisement the sale was appointed to be held on August 21, 2015 at 11:30 AM, at which time it was announced the sale adjournment to be held on October 20, 2015, at the south main door, Davidson County Courthouse, Metro Courthouse, 1 Public Square, Nashville, Tennessee, 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 Carrington Mortgage Services, LLC for the sum of $212,625.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Carrington Mortgage Services, LLC, 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. For value received, Carrington Mortgage Services, LLC has assigned all its interest in the sale to Secretary of Veterans Affairs, his/her/their/its successors and assigns.

NOW, THEREFORE, in consideration of the premises and the payment by Carrington Mortgage Services, LLC 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 Secretary of Veterans Affairs, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Cane Ridge, County of Davidson, State of Tennessee, to wit:

Land referred to in this commitment is described as all that certain Property situated in City of Cane Ridge in the County of Davidson, and State of Tennessee and being described in a deed dated 07/17/2007 and recorded 07/20/2007 as Instrument Number 20070720-0086412 among the land records of the County and State set forth above, and referenced as follows:

Being Lot No. 116, or the plan Phase One, Barnes Bend Estates, of record in Instrument No. 20050802-0090369, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John Parkhurst, married from the Jones Company of TEnnessee, L.L.C., a Missouri Limited Liability Company in deed dated 07/17/2007 recorded

07/20/2007 in Deed Instrument Number 20070720-0086412, in Davidson County, Tennessee records.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20120628-0056552, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed recorded in Instrument Number 20120628-0056551, 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 Secretary of Veterans Affairs, 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 Twenty-First 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 21st day of October, 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:
March 26, 2018

Notary Public
Michelle Toney

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

NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 3021 Barnes Bend Dr, Cane Ridge, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Veterans Affairs, an Officer of the United States of America
Department of Veterans Affairs
VA Regional Loan Center
1700 Clairmont Road
Decatur, GA 30033-4032

S&I File #15-101609
Map & Parcel -173 10 0A 041.00

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

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