WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1109

PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216
(704)333-8107
Fax (704)333-8156

BILL GARRETT, Davidson County
Trans:T20160012065 DEEDTRS
Recvd: 02/12/16 11:53 3 pgs
Fees:18.00 Taxes:425.87
20160212-0013798

S&I:11-029573
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 1, 2008, recorded in Instrument No. 20081009-0102499, in the Register's Office of Davidson County, Tennessee, Verita B. Smith conveyed to Charity Title & Escrow, LLC, 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 Instrument Number 20130115-0004653, 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 December 18, 2015, December 25, 2015, January 1, 2016 by which advertisement the sale was appointed to be held on January 21, 2016, 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 Cumberland Property Investments, LLC for the sum of $115,100.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Cumberland Property Investments, 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.

NOW, THEREFORE, in consideration of the premises and the payment by Cumberland Property Investments, 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 Cumberland Property Investments, LLC, 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:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 8, on the Final Plat, Highlands of Chelsea Village, Section One, as shown by Plat appearing of Record in Instrument Number 20040309-0026802 and in Instrument Number 20040616-0071117, of the Register's Office of Davidson County, Tennessee, to which Plat Reference is hereby made for more complete details of said Lot.

Being the same property conveyed to Allen Hathcock by Deed from Greenvale Construction LLC dated 10/28/04 and filed for record on 11/03/04 in Instrument# 20041103-0132656, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Aaron Squyres as Successor Trustee and Angela Martin as Co-Trustee by .Instrument of record on 04/07/06 in Instrument# 20060407-0040278,said Register's Office.

Further, being the same property conveyed to JPMorgan Chase Bank, N.A., as Trustee- SURF 2005-BCI by Trustee's Deed from Aaron Squyres as Successor Trustee and Angela Martin as Co-Trustee dated 04/12/06 and filed for record on 05/11/06 in Instrument# 20060511-0055543, Register's Office for Davidson County, Tennessee.

Furthermore, being the same property conveyed to Verita B. Smith, unmarried by Special Warranty Deed from JP Morgan Chase Bank, N.A., as Trustee- SURF 2005-BCI, by and through Litton Loan Servicing LP as Attorney-in-Fact dated 09/01/06 and filed for record on 12/13/06 in Instrument# 20061213-0153745, 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. 20081009-0102499, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument# 20061213-0153745, 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 Cumberland Property Investments, LLC, 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-Seventh day of January, 2016.

Shapiro & Ingle, LLP, a Tennessee limited liability partnership

By:_____
Jonathan Davis
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 27th day of January, 2016, 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

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 $115,100.00, 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:
March 26, 2018

Notary Public
Michelle Toney

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

PROPERTY ADDRESS: 817 Dover Glen Drive, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Cumberland Property Investments, LLC
1013 Gilmore Ave
Nashville, TN 37204

S&I File #11-029573
Map & Parcel -149 07 0C 008.00

RETURN TO:

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. _____

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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.