Davidson County DEEDTRS
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Fees:23.00 Taxes:665.52
20160323-0027586

PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
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Charlotte, NC 28216
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S&I:15-101818
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 12, 2006, recorded in Instrument No. 20060518-0058295, in the Register's Office of Davidson County, Tennessee, Vanessa Scott conveyed to Kevin Jones, 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#201507270073255, 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 February 19, 2016, February 26, 2016, March 4, 2016 by which advertisement the sale was appointed to be held on March 11, 2016, at the south main door, Davidson County Courthouse, Metro Courthouse, 1 Public Square, Nashville, Tennessee, at 12:30 PM; 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 U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-, Mortgage-Backed Notes, Series 2013-3 for the sum of $179,869.96, that being the highest and best bid offered; and,

WHEREAS, the purchaser, U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-, Mortgage-Backed Notes, Series 2013-3, 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, U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-3, Mortgage-Backed Notes, Series 2013-3 has assigned all its interest in the sale to U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-, Mortgage-Backed Notes, Series 2013-3, his/her/their/its successors and assigns.

NOW, THEREFORE, in consideration of the premises and the payment by U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-3, Mortgage-Backed Notes, Series 2013-3 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 U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-, Mortgage-Backed Notes, Series 2013-3, 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:

A certain parcel of loan together with all tenements, hereditaments and appurtenances thereto located in DAVIDSON COUNTY, TENNESSEE, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 284, on the plan of Phase I, Villages of Long Hunter, PUD as shown by plat appearing of record in Instrument Number 20012123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Subject to all matters of record in Plat Instrument Number 20012123-0006894, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Instrument Number 20010531-0056382, Instrument Number 20031111-0164945, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 8197, page 288; Book 9661, page 919; 2338, page 466; Instrument Number 20000906-0088272; Instrument Number 20000906-0088271; and Instrument Number 20001030-0107415; Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 4446, page 423; Book 4535, page 351; Instrument Number; Instrument Number 20010531-0056383; Instrument Number 20010531-0056381; and Instrument 20020718-0086411, Register's OFfice for Davidson County, Tennessee.

This being the same property conveyed to Vanessa Scott from Ole South Properties, Inc., herein by Deed dated 11/14/03 and recorded 12/05/03 in Book #200312050175052.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20060518-0058295, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument # 20031205-0175052, 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.

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 U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-, Mortgage-Backed Notes, Series 2013-3, 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 Fourteenth day of March, 2016.

Shapiro & Ingle, LLP, a Tennessee limited liability partnership

By: _____
Andrew Vining
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 14th day of March, 2016, before me, a Notary Public, in and for said State and County, personally appeared Andrew Vining, 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 $179,869.96, 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: 704 Winchester Pl, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-3, Mortgage-Backed Notes, Series 2013-3
8950 Cypress Waters Blvd
Coppell, Texas 75019

S&I File #15-101818
Map & Parcel -151 10 0A 067.00

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, Michelle Toney, 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: March 26, 2018
Notary' Seal (if on paper)

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