Davidson County DEEDTRS
Recvd: 04/15/16 11:15 4 pgs
Fees:23.00 Taxes:731.71
20160415-0036303

Address New Owner(s) as follows:
CARRINGTON MORTGAGE SERVICES, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

Send Tax Bills to:
CARRINGTON MORTGAGE SERVICES, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

Map Parcel Number:
183 05 0A 268.00

Prepared by/Return To:
Robert J. Solomon
Solomon | Baggett, LLC
3763 Rogers Bridge Road
Duluth, GA 30097

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust has been heretofore executed by CHRISTOPHER JAMES LEWIS, a single person; WALTER JAMES LEWIS, a single person; and SHAWANNA NORMAN, as joint tenants with the right of survivorship, to Smartertitle.com LLC, Trustee, recorded June 26, 2009 in Davidson County Register's Office as Inst.#20090626-0059744, conveying the hereinafter described real estate in trust to secure payment of a Note and said Note being described therein and payable to the order of CARRINGTON MORTGAGE SERVICES, LLC, through an Assignment recorded on May 20, 2015 as Inst#20150520-0046783; and

WHEREAS, by instrument executed by CARRINGTON MORTGAGE SERVICES, LLC, dated May 15, 2015, and recorded on May 20, 2015, and filed for record as Inst#20150520-0046784 in said Register's Office, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, was appointed as Successor Trustee, with all rights, powers and privileges of the original Trustee named in said Deed of Trust; and

WHEREAS, default was made in payment of installments maturing on said Note and in performance of covenants contained in the Deed of Trust, by reason of which the entire balance owing thereon was declared due and payable, default being made in payment thereof and such default continued until time of sale; and

WHEREAS, by virtue of the power and authority vested in him as such Successor Trustee, under the Deed of Trust aforesaid, at the request of the owner of said Note and for the purpose of effecting payment and satisfaction thereof, principal and interest, attorney's fees and costs of sale, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of

Tennessee, Successor Trustee, pursuant to the advertisement published in *The Ledger, Nashville Edition*, a newspaper published and of general circulation in Davidson County, Tennessee, in its issues on 12/25/15; 1/1/16; and 1/8/16 and offered for sale at public outcry to the highest and best bidder for cash at the front door of the Davidson County Courthouse in Nashville, Tennessee, in bar of all equities of redemption, statutory right of redemption, homestead, dower, and all other rights or exemptions of every kind, and sold on April 12, 2016, at 10:00 AM Central at public outcry, the hereinafter described real estate; at which sale CARRINGTON MORTGAGE SERVICES, LLC, being the highest and best bidder at and for the sum of $197,760.00 Dollars, became the purchaser thereof.

NOW, THEREFORE, ROBERT J. SOLOMON, SUCCESSOR TRUSTEE, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, exercising the power and authority vested in him and in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, does hereby sell, transfer and convey unto CARRINGTON MORTGAGE SERVICES, LLC, the following described real estate located in the County of Davidson, Tennessee:

All that lot, parcel or property, situated, lying, or being in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee Being Lot No. 462, on the Plan of October Woods, Phase 4, Section 7-A, a Planned Unit Development, of record in Instrument No. 200009070088379, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Commonly known as 5625 Craftwood Court, Antioch, TN 37013.
Property tax ID 183.05-0A-268.00 CO

Being the same premises conveyed unto Christopher James Lewis, a single person, and Walter James Lewis, a single person, and Shawanna Norman as joint tenants with the right of survivorship, by Deed from Christopher James Lewis, a single person, and Walter James Lewis, a single person, as tenants in common, dated 07/11/2008 and filed for record 07/28/2008, in Instrument Number 20080728-0076657, in the land records of Davidson County, Tennessee.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

TO HAVE AND TO HOLD the same described real estate unto CARRINGTON MORTGAGE SERVICES, LLC, its successors and assigns, forever in fee simple.

Said Deed of Trust, recites title as unencumbered, but sale was advertised and made as Trustee only, without covenants of seisin or warranties of title, SUBJECT to any unpaid taxes and

assessments owing on said property and subject to such prior encumbrances, easements, leases, objections, conditions, restrictions, out-conveyances, Ad Valorem taxes (current and delinquent) and priority tax liens (if any) as may appear of record this conveyance is made accordingly.

WITNESS my hand on April 12, 2016.

ROBERT J. SOLOMON
Successor Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On April 12, 2016, before me personally appeared ROBERT J. SOLOMON, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of himself as successor trustee, acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires: _____

JESSICA WRAY NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

STATE OF GEORGIA
COUNTY OF GWINNETT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $197,760.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale, including the balance of any liens which are conveyed with the property.

Affiant

Subscribed and sworn to before me on April 12, 2016.

Notary Public
My Commission Expires: _____

JESSICA WRAY NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

True Copy Certification

I, Robert J. Solomon, 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 Georgia

County of Gwinnett

Personally appeared before me, Jessica Wray, a notary public for this county and state, Robert J. Solomon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires:
Notary' Seal (if on paper)

