Prepared by:
RECONTRUST COMPANY, N.A.
7105 CORPORATE DR, TX2-973-03-19
Plano, TX 75024

Recorded by:
Marinosci Law Group
14643 Dallas Parkway Suite 750
Dallas, TX 75254

Davidson County	DEEDTRS
Recvd: 05/31/16 15:30	5 pgs
Fees:27.00 Taxes:0.00	
20160531-0054621	

TS No.:11-0146063

ADDRESSES NEW OWNER(S) AS FOLLOWS			SEND TAX BILLS TO:			MAP PARCEL NUMBER
(NAME)			(NAME)			08301011400
Bank of America, N.A.			Bank of America, N.A.			
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
7105 CORPORATE DR			7105 CORPORATE DR			
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	
PLANO	TX	75024	PLANO	TX	75024	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the March 16, 2012, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated July 18, 2008, recorded on July 24, 2008, as Instrument No. 20080724-0075996, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), MICHAEL MAYNARD AND BETTY MAYNARD (collectively "Borrower"),conveyed to T. CORNERSTONE TITLE & ESCROW, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on July 18, 2008, (the "Note"); and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, the Beneficiary under the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, Notice of the Right to Foreclose ("Notice") was given in compliance with Tennessee law by the mailing a copy of the Notice to the parties at least sixty (60) days prior to the first publication of the Substitute Trustee's Sale; and

WHEREAS, the undersigned, RECONTRUST COMPANY, N.A., was duly appointed as Substitute Trustee in the place and stead T. CORNERSTONE TITLE & ESCROW, said appointment being set forth on February 2, 2012, as Instrument No. 20120202-0009470 said Register's Office; and

WHEREAS, the Substitute Trustee caused the Notice of Substitute Trustee's Sale ("Notice of Sale") to be published as provided in the Deed of Trust and Note in THE CITY PAPER that the Property would be sold on March 13, 2012, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on February 20, 2012, February 27, 2012 and March 5,

2012, a copy of such Notice of Sale sent to Borrower, the current owner of the Property, and all other parties who appeared to have any interest in the Property reflected in the records of the Register's Office of Davidson County, Tennessee, and following such Notice of Sale the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said Notice of Sale appeared and announced to to those assembled that the sale was postponed to March 16, 2012 at same time and place. On March 16, 2012 at the same time and place, the Substitute Trustee appeared and offered the Property for sale, and after opening the floor for competitive bids, sold said Property to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP at the price of $134,866.86, this being the highest, last and best bid; and

WHEREAS, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, as successful purchaser at said sale, transferred and assigned its bid to The Secretary of Housing and Urban Development; and

NOW, THEREFORE, RECONTRUST COMPANY, N.A., Substitute Trustee, in consideration of the premises and the sum of $134,866.86, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto The Secretary of Housing and Urban Development ("Grantee"), its successors and assigns, all of my right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 IN JONES AND BRADFORD'S SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 142, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 36 FRONTS 50 FEET ON THE NORTH SIDE OF SHARPE AVENUE, AND EXTENDS BACK NORTHWARDLY BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF KLINE STREET, 154.5 FEET TO AN ALLEY.

PARCEL # 08301011400

Property Address: 1005 SHARPE AVE, NASHVILLE, TN 37206

Borrower's source of title is that certain **Warranty Deed,** dated **03/30/1990**, given by **James A Powell and Russell B Lacey** to **Mike Maynard** and wife **Betty S Maynard** their heirs and assigns and recorded **4/2/1990 in Book 8078 Page 310**, in said Register's Office. To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouses elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to: (1) any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; (2) any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; (3) any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; (4) applicable covenants, restrictions, building setbacks,

easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; (5) any governmental zoning and subdivision ordinances or regulations in effect thereon; (6) the accuracy of the Index Book of the said Register's Office; and (7) Provided, however, that this conveyance is made subject to any right of redemption as provided for in 26 USC § 7425(d) which the internal Revenue Service may have with respect to the Federal tax lien attached hereto, taking into account the fact that the Internal Revenue Service has been notified of the foreclosure sale pursuant to 26 USC § 7425(c). (8) any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee on the day and date first above written.

RECONTRUST COMPANY, N.A. as
Substitute Trustee
By: _____ 5/25/2016
Print Name: Kimberly Steadman
Title: AVP

STATE OF TEXAS

COUNTY OF COLLIN

Before me, Liliana Rivero, the undersigned Notary Public, on this day personally appeared Kimberly Steadman, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 5/25/2016

_____
Notary Public

LILIANA RIVERO
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-28-19

STATE OF TEXAS
COUNTY OF COLLIN

The actual consideration or value, whichever is greater, for this transfer is $134,866.86.

5/25/2016

Affiant
Print Name: Kimberly Steadman
Title: AVP

Sworn to and subscribed before me on this 25 day of May, 2016

Notary Public's Signature

My commission expires:

11-28-2019

LILIANA RIVERO
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-28-19

14-056666

True Copy Certification

I, Renee Reyna, 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.

Renee Reyna
Signature

State of Texas

County of Dallas

Personally appeared before me Jacqueline R. Garner, a notary public for this county and state, Renee Reyna who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jacq R. G
Notary's Signature

My Commission Expires: 10-21-2019

Jacqueline R. Garner
Commission # 12817242
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
10-21-2019