BILL GARRETT, Davidson County
Trans:T20160052438 DEEDTRS
Recvd: 06/21/16 08:14 2 pgs
Fees:13.00 Taxes:633.34
20160621-0062775

RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss & Cummins, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WC #1701-0126100-FC

Tennessee
Map # 175-04-0A-073.00-C

Cassandra D. Allen
BANK OF AMERICA
483-4299341703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 20, 2010, and recorded in Register's Instrument No. 20100510-0035862 in the Register's Office of Davidson County, Tennessee, Cassandra D. Allen, an unmarried woman, conveyed to Kerry Webb, Trustee(s), 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in REGISTER'S INSTRUMENT NO 201604040032047 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on June 9, 2016, at the Front Entrance of the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201 of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale BANK OF AMERICA, N.A., a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED SEVENTY ONE THOUSAND ONE HUNDRED SEVENTY TWO AND 83/100'S DOLLARS; and,

WHEREAS, the purchaser, being the holder of the indebtedness, 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 BANK OF AMERICA, N.A. of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said BANK OF AMERICA, N.A., 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 27A, ON THE PLAN OF PARK PLACE SUBDIVISION, PHASE TWO, A PLANNED UNIT DEVELOPMENT AND A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT), AS DESCRIBED IN A MASTER DEED OF RECORD IN INSTRUMENT NO. 200102140014161, RE-RECORDED IN INSTRUMENT NO. 20010702-0069590, AMENDED IN INSTRUMENT NO. 20011019-0114191, RE-RECORDED IN INSTRUMENT NO. 20011212-0136927, AMENDED IN INSTRUMENT NO. 20030710-0095634 AND RE-RECORDED IN INSTRUMENT NO. 20030915-0134956, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID UNIT.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

Cassandra D. Allen, unmarried, (HIS/HER/THEIR) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument Number 20070522-0060835 Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto BANK OF AMERICA, N.A., its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on June 16, 2016 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee
Attorney, BPR #7816
Weiss & Cummins, PLLC

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 16, 2016 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY/PUBLIC

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
4602 Banff Park Court Unit 27A,
Antioch, TN 37013-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Bank of America, N.A.
C/O BAC TAX Services Corporation
P.O. Box 10211, SV-24
Van Nuys, CA 91410

Mortgagee: None

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$171,172.83** AS OF THIS 16th DAY OF June, 2016.

AFFIANT/SIGN/PRINT AMBER N. NEEDHAM
Agent of Weiss Spicer Cash PLLC

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF June, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES_____

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-01-2016

WC #1701-126100-FC