PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
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Davidson County DEEDTRS
Recvd: 07/10/17 10:14 3 pgs
Fees:17.00 Taxes:0.00
20170710-0068841

S&I:17-110957
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 27, 2008, recorded in Instrument No. 20080605-0057695, in the Register's Office of Davidson County, Tennessee, Mary V. Mangrum conveyed to Realty Title & Escrow Company, TN, 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# 20170418-0037973, 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 May 5, 2017, May 12, 2017, May 19, 2017 by which advertisement the sale was appointed to be held on July 5, 2017, at the south main door, Davidson County Courthouse, Metro Courthouse, 1 Public Square, Nashville, Tennessee, 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 CIT Bank, N.A. for the sum of $108,253.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, CIT Bank, N.A., 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, CIT Bank, N.A. has assigned all its interest in the sale to Federal National Mortgage Association, his/her/their/its successors and assigns.

NOW, THEREFORE, in consideration of the premises and the payment by CIT Bank, N.A. the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Ingle, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Federal National Mortgage Association, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, described according to a survey by John Kohl, dated March 30, 1987, as follows: Beginning at a point in the southeast corner of the McCall Graveyard; thence, N 86 deg. 30' W 75 ft., to a point; thence South 11 deg. W 215 ft to a point; thence S 86 deg. 30' E 73 ft. to a point; thence N 11 deg. E 215 ft. to the point of beginning.
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> Being the same property conveyed to Charles E. Mangrum and wife, Mary V. Mangrum by deed from William S. Wright and John A. Wright, dated March 31, 1987, recorded April 16, 1987, of record in Book 7206, Page 178, Register's Office for Davidson County, Tennessee. Charles E. Mangrum having since died on April 2, 2006.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20080605-0057695, in the Register's Office of Davidson County, Tennessee.

The last deed of record is 7206/178, 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 Federal National Mortgage Association, his/her/their/its successors and assigns, in fee simple forever, to whom the said Shapiro & Ingle, LLP, 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, Substitute Trustee, has hereunto set its hand and seal this Seventh day of July, 2017.

Shapiro & Ingle, LLP

By: _____
Megan Hawn Gilbert
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 7th day of July, 2017, before me, a Notary Public, in and for said State and County, personally appeared Megan Hawn Gilbert, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Ingle, LLP, 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:
August 2, 2021

_____
Notary Public
Matthew Hill

MATTHEW HILL
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires August 2, 2021

NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 7816 Old Charlotte Pike, Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

S&I File #17-110957
Map & Parcel -113 00 0 126.00

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