FILE NO.: NAT-16-04274

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
NAT-16-04274

Davidson County DEEDTRS
Recvd: 08/23/17 15:43 4 pgs
Fees:23.00 Taxes:587.15
20170823-0086801

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-A	**The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-A**	**05500000401**
8950 Cypress Waters Blvd Coppell, TX, 75019	**8950 Cypress Waters Blvd Coppell, TX, 75019**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated October 4, 2002 and recorded October 11, 2002, at **Instrument Number 20021011-0125239**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **MILDRED E CANTRELL** ("Borrower") conveyed to USA TITLE & ESCROW, Trustee, 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 October 4, 2002, (the "Note"), which obligation is presently held by **The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-A**; 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, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of USA TITLE & ESCROW, said appointment being set forth in **Instrument Number 20170731-0077290** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records 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, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on August 17, 2017, at 10:00 AM at the main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, TN 37201, such advertisement appearing in said newspaper on July 13, 2017, July 20, 2017, July 27, 2017, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, on August 17, 2017, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-A** at the price of **One Hundred Fifty-Eight Thousand Six Hundred Eighty-Eight and 48/100 ($158,688.48)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of One Hundred Fifty-Eight Thousand Six Hundred Eighty-Eight and 48/100 ($158,688.48) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-A** ("Grantee"), its successors and assigns, all of its 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:

IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, BEGINNING AT A POINT IN THE CENTER OF BULL RUN ROAD, CANTRELL HEIRS` SOUTHEAST CORNER; THENCE WITH CANTRELL`S SOUTH LINE, N. 44 DEGREES E. 660 FEET TO A STAKE; THENCE S. 25 DEGREES 55` W. 420 FEET TO A STAKE; THENCE S. 44 DEGREES W. 660 FEET POINT IN THE CENTER OF BULL RUN ROAD; THENCE WITH THE CENTER OF SAID BULL RUN ROAD, N. 25 DEGREE 55` E. 420 FEET TO THE POINT OF BEGINNING, CONTAINING 6 ACRES, MORE OR LESS.

The source of title is recorded at Book 4086 Page 352, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 4194 BULL RUN ROAD, ASHLAND CITY, TN 37015.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's 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 any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; 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; 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; 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; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and 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 this 18th day of August, 2017.

Rubin Lublin TN, PLLC

_____

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Valencia M. Reid, of the state and county aforesaid, personally appeared, Victor Kang, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, this 18th day of August, 2017.

_____

Notary Public

VALENCIA M. REID NOTARY PUBLIC FULTON COUNTY, GA EXPIRES GEORGIA April 20, 2021

My commission expires:

April 20, 2021

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $158,688.48.

WITNESS my hand this 18th day of August, 2017.

_____

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC as Trustee/Agent

Sworn to and subscribed
before me this 18th day of August, 2017.

_____

Notary Public

VALENCIA M. REID NOTARY PUBLIC FULTON COUNTY, GA EXPIRES GEORGIA April 20, 2021

My commission expires:

April 20, 2021

True Copy Certification

I, Victor Kang, 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, Valencia Reid, a Notary Public for this county and state, Victor Kang who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

08/18/2017
Date

Notary's Signature

VALENCIA M. REID
NOTARY
EXPIRES
GEORGIA
April 20, 2021
PUBLIC
FULTON COUNTY, GA

My Commission Expires: April 20, 2021
Notary' Seal (if on paper)