Davidson County DEEDTRS
Recvd: 08/31/17 14:55 3 pgs
Fees:17.00 Taxes:0.00
20170831-0089795

THIS INSTRUMENT PREPARED BY:
Shapiro & Ingle, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704)333-8107

This Deed was corrected to properly reflect the legal description in Substitute Trustee's Deed which was recorded in Instrument# 20120531-0047251.

S&I:11-026723
Davidson County

CORRECTED
SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 22, 2007, recorded in Instrument No. 20070313-0030714, in the Register's Office of Davidson County, Tennessee, David C. Polhemus and Karen Geiger and Walker Polhemus and James V. Geiger conveyed to First American Title Company, 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 Notice of the Right to Foreclose has been timely given in compliance with Tennessee Code Annotated § 35-5-117.

WHEREAS, the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20111228-0101343, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested said Substitute Trustee to, upon proper advertisement and notice, 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 which advertisement the sale was appointed to be held on February 24, 2012, at the Davidson County Courthouse, South Main door, One 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 CitiMortgage, Inc., whose address is CitiMortgage, Inc., 1000 Technology Drive, O'Fallon, Missouri 63368-2240, at and for the sum of $100,360.28, that being the highest and best bid offered; and,

WHEREAS, the purchaser, CitiMortgage, Inc., 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, the said CitiMortgage, Inc. has assigned its interests in the said property to The Secretary of Housing and Urban Development, Washington, D.C., its successors and assigns; and,

NOW, THEREFORE, in consideration of the premises and the payment by CitiMortgage, Inc., 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 The Secretary of Housing and Urban Development, 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:

Lot 1 of Hulan Heights, as depicted in Plat Book 6900, Page 585, Davidson County Land Records.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070313-0030714, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20070313-0030714, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed recorded at instrument Number 201604190037528, 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 The Secretary of Housing and Urban Development, 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 31st day of August, 2017.

Shapiro & Ingle, LLP

By: _____
Megan Hawn Gilbert, Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 31st day of August, 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: Notary Public

COLLEEN K. DeMILLE
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires June 16, 2020

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $100,360.28, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Megan Hawn Gilbert
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Subscribed and sworn to before me on the date written above.

_____ _____
My commission expires: Notary Public
June 16, 2020 Colleen K. DeMille

COLLEEN K. DeMILLE
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires June 16, 2020

Transfer Taxes already paid in Instrument# 20120531-0047251

PROPERTY ADDRESS: 203 Bellevue Road, Nashville, Tennessee 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
The Secretary of Housing and Urban Development
Information Systems & Networks Corporation
Shepherd Mall Office Complex
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107

S&I File #11-026723 / CMI
Map & Parcel -14200029400

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