Bill Garrett Davidson County
Batch# 22090 DEEDTRS
11/03/2017 02:12:59 PM 4 pgs
Fees: $23.00 Taxes: $863.95
20171103-0113230

This instrument prepared by:
LAW OFFICES OF ARNOLD M. WEISS, PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WC 7159-128991-FC

Tennessee
Map # 103-16-0F-007.00CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 22, 2004, and recorded in Register's Instrument Number 20041129-0141737 in the Register's Office of Davidson County, Tennessee, Teresa B. Bolton and Bradley M. Bolton, wife and husband, conveyed to PRLAP, Inc., 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 Number 20120213-0012398 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 October 26, 2017, at the Front Entrance of the Historic Davidson County Courthouse, One Public Square, Nashville, 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 Summer Haven Homes LLC, whose address is 513 Arden Wood Place , Brentwood, TN 37027 being the highest and best bidder, became the purchaser of said property at and for the sum of TWO HUNDRED THIRTY THREE THOUSAND FIVE HUNDRED AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of its bid.

NOW, THEREFORE, in consideration of the premises and the payment by Summer Haven Homes LLC 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 Summer Haven Homes LLC, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit G on the Plan of Wilson Place, as of record in Book 6200, Page 3, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Wilson Place, a horizontal property regime established by Master Deed and By-Laws of record in Book 6268, Page 296, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Teresa B. Bolton, married, (his/her/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20081205-0117917 , Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

Proper notice of this sale was made to the Internal Revenue Service and this sale is made subject to the redemption rights of the Internal Revenue Service.

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 Summer Haven Homes LLC, its successors and 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 October 30, 2017 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 30, 2017 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

LIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 07-14-2020

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
3841 Whitland Avenue,
Nashville, TN 37205-1953

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Summer Haven Homes LLC
513 Arden Wood Place
Brentwood TN 37027

****

STATE OF TENNESSEE – COUNTY OF _____
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,500.00
AFFIANT_____
SUBSCRIBED AND SWORN TO BEFORE ME, _____, 20____
NOTARY PUBLIC_____
MY COMMISSION EXPIRES_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 233,500.00
_____, **Affiant**
Subscribed and sworn before me this the
3 **Day of** NOV., 2017.
A. Gordon, **Deputy Register**

WEISS & CUMMINS, PLLC
ATTORNEYS AT LAW

208 ADAMS AVENUE
MEMPHIS, TN 38103-1991

TELEPHONE: 901-526-8296
FACSIMILE: 901-526-3061
WWW.WEISSCUMMINS.COM

ARNOLD M. WEISS
THEODORE K. CUMMINS
ELIZABETH ANN CASH

September 21, 2017

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
District Director of the Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203

ATTN: Chief, Special Procedures Staff

Re: Serial #534424509; 586928209; 242055716
Teresa Bolton
3841 Whitland Avenue
Nashville, TN 37205-1953
Loan #0028987360

Dear Sir:

We represent Federal National Mortgage Association the owner and holder of a first deed of trust covering the property municipally described in the above caption. A xerox copy of the instrument which, as you will notice, is of record in Register's Instrument Number 20041129-0141737, Davidson County Register's Office, is enclosed. The indebtedness secured by the deed of trust is in default and, accordingly, consistent with the terms and conditions of the instrument, the principal balance and interest due have been accelerated and the foreclosure sale is scheduled for October 26, 2017 at 10:00 AM at the Front Entrance of the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201 of the Courthouse, Nashville, Davidson County, Tennessee, at which time the property will be sold at the public outcry to the highest and best bidder for cash. The principal balance of our client's debt is $132,562.30, plus interest at the rate of 6.75% per annum from August 1, 2008 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Register Instrument Numbers 20090420-0035424; 20091012-0094546; and 20161227-0135613, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

Arnold M. Weiss

ARNOLD M. WEISS

AMW:an

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B10/15
U.S. PAT. NO. 5,501,393

Label #1

Label #2

Label #3

9414 7266 9904 2060 8942 73

TO:

Certified Mail/Return Receipt Requested
District Director/Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203

SENDER:

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

A FOLD AND TEAR THIS WAY ⟶ OPTIONAL

B

Label #4

Certified Article Number

9414 7266 9904 2060 8942 73

SENDERS RECORD

Label #5

Certified Mail/Return Receipt Requested
District Director/Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203

Charge Amount:

Charge To:

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL™

9414 7266 9904 2060 8942 73

FOLD AND TEAR THIS WAY ⟶

C

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2060 8942 73

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

Certified Mail/Return Receipt Requested
District Director/Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203
37205-1953

7159-128991-FC

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature

X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

PS Form 3811, January 2005 Domestic Return Receipt

Thank you for using Return Receipt Service

Thank you for using Return Receipt Service