Bill Garrett Davidson County
Batch# 50532 DEEDTRS
01/23/2018 02:01:20 PM 3 pgs
Fees: $18.00 Taxes: $737.04
20180123-0006987

PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216
(704)333-8107
Fax (704)333-8156

S&I:17-113694
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 6, 2015, recorded in Instrument No. 20150513-0043874, in the Register's Office of Davidson County, Tennessee, James L. Tucker conveyed to Mark A. Rosser, Esq., 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 20171115-0117274, 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 December 1, 2017, December 8, 2017, December 15, 2017 by which advertisement the sale was appointed to be held on January 4, 2018 at 10:00 AM, at which time it was announced the sale adjournment to be held on January 18, 2018, at the front entrance of the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, 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 STACI L. BELL & ANTHONY L. BELL for the sum of $199,200.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, STACI L. BELL & ANTHONY L. BELL, 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 STACI L. BELL & ANTHONY L. BELL 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 STACI L. BELL & ANTHONY L. BELL, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of Davidson, State of Tennessee, to wit:

Land located in Davidson County, Tennessee, all that certain parcel of land situate in the 2nd Civil District, County of Davidson, State of Tennessee, being known and designated as Lot Number 63, on the Plan of Bridle Path Subdivision, Section One, of Record in Book 5200, Pages 228 and 229, Register's Office for Davidson County, Tennessee, to which Plat Reference is hereby made for a more complete description.

Being the same property conveyed to Jacqueline A. Jenkins, unmarried, by Special Warranty Deed from State Street Bank and Trust Company, as Trustee, dated April 26, 2007 and recorded 5/25/2007 of record in Instrument No. 20070525-0062792, in the Register's Office for Davidson County, Tennessee.

A.P.N.: 12400005000

AMHJHJGKGMHJBLFOHXCXGK
ALMCPIOHPMJOLEHEAEMDPK
AMOJODMFAIAJDMGMLILGCK
ALIPDLIGMGFDODBJOPGEDK
ALPGBDMBKEGLCEPHOCJOCK
DLLDDLDLLDLDDDLLLLLDDL

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20150513-0043874, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Instrument No. 20150513-0043873, 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 STACI L. BELL & ANTHONY L. BELL, 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 Twenty-Second day of January, 2018.

Shapiro & Ingle, LLP

By:_____
Jonathan Davis
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 22nd day of January, 2018, before me, a Notary Public, in and for said State and County, personally appeared Jonathan Davis, 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:
March 22, 2019

_____
Notary Public
Star Benfield

STAR BENFIELD
NOTARY PUBLIC
Gaston County
North Carolina
My Commission Expires March 22, 2019

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 $199,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Jonathan Davis
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

_____
My commission expires:
March 22, 2019

_____
Notary Public
Star Benfield

STAR BENFIELD
NOTARY PUBLIC
Gaston County
North Carolina
My Commission Expires March 22, 2019

PROPERTY ADDRESS: 2382 Granny Wright Ln, Hermitage, Tennessee 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
STACI L. BELL & ANTHONY L. BELL
1751 WRENCREST DR.
Mount Juliet, TN 37122

S&I File #17-113694
Map & Parcel -124 00 0 050.00

RETURN TO:
Staci L. Bell + Anthony Bell

1751 Wrencrest Dr
Mt. Juliet, TN 37122

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.