Bill Garrett Davidson County
Batch# 54895 DEEDTRS
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Fees: $12.00 Taxes: $0.00
20180205-0011352

THIS INSTRUMENT PREPARED BY:
LAW OFFICES OF ARNOLD M. WEISS, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TN 38103
901-526-8296
Weiss #7239-129144

MAP #080-08-0-224.00

SUBSTITUTE TRUSTEE DEED

This Deed made this 23rd day of January, 2018, by and between Arnold M. Weiss, Substitute Trustee and Foreclosure Commissioner, ("Grantor") and The Secretary of Housing and Urban Development of Washington, D. C. ("Grantee").

WHEREAS, on November 15, 2006, a certain Deed of Trust was executed by Ida M. Owens as Mortgagor, in favor of Alliance Title Company, as Trustee and Financial Freedom Senior Funding Corporation a subsidiary of IndyMac Bank, FSB.. as beneficiary, and was recorded on December 27, 2006, in Register's Instrument No. 20061227-0159290, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, on January 22, 2013 (recorded January 28, 2013, Instrument No. 20130128-0008949) the beneficial interest in the Deed of Trust was assigned to the United States Secretary of Housing and Urban Development (the Secretary); and

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Register's Instrument No. 20171205-0123728 in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, by virtue of a default in the covenants and conditions of the Deed of Trust the Secretary designated the grantor as foreclosure commissioner to conduct a non-judicial foreclosure of the Deed of Trust under the provisions of the Single Family Mortgage Foreclosure Act of 1994 ("Act"), 12 U.S.C. 3751 et seq., the designation being recorded on December 20, 2017, at Register's Instrument No. 20171220-0129588, Register's Office of Davidson County, Tennessee; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, on December 21, 2017, to the Estate of Ida M. Owens, 3261 Hinkle Drive, Nashville, TN 37218, the owner of the property secured by the Deed of Trust as shown by the public record on December 27, 2006; and on December 21, 2017, North Star Capital Acquisitions, LLC c/o 712 Evans Street, Franklin, Tennessee 37064, the parties shown on the public record as of May 10, 2007 and December 27, 2011, had a lien on the property secured by the Deed of Trust.

WHEREAS, a copy of the Notice of Default and Foreclosure sale was published in the The Ledger - Nashville on December 29, 2017, January 5, 2018 and January 12, 2018; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record on January 4, 2018, in Registers' Instrument No. 20180104-0001237, in the office of the Register of Deeds for Davidson County, Tennessee; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held at the outside door of the Register of Deeds office located at 501 Broadway, Suite 501, Bridgestone Center, Nashville, Davidson County, Tennessee on JANUARY 23, 2018 at noon, in accordance with the terms of said Notice and the Act, at which The Secretary of Housing and Urban Development of Washington, D.C. submitted the highest bid in the amount of $140,402,30; and

WHEREAS, the mortgagor is not entitled to benefits of the Soldiers' and Sailors' Civil Relief Act of 1940; and

WHEREAS, there is no right of redemption, or right of possession based upon right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. (12 USCA 3763 (e);

NOW THEREFORE, for one dollar and other good and valuable consideration, the undersigned hereby grants, bargains, sells, and conveys to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C.; the following described property located in Davidson County, Tennessee:

Commonly Known As: 3261 Hinkle Drive, Nashville, Tennessee 37218

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Section 4, Bordeaux Hills, as of record in Book 3600, page 49, Register's Office for said County, and described as follows: Beginning at a point on the east side of Ogden Drive at the corner of Lots 78 and 79; thence north with said Drive, 74.6 feet to a monument; thence around a curve in a northeasterly direction 38.67 feet to a monument in the south margin of Hinkle Drive; thence east with said Drive, 65 feet to a corner of Lots 77 and 78; thence south with the line between said lots, 102.93 feet to the corner of Lots 78 and 79; thence west with the line between said lots, 94.47 feet to the point of the Beginning.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

Ida M. Owens, (HIS/HERS/THEIR) HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK 4857, PAGE 307, Register's Office of Davidson County, Tennessee.

The grantor hereby conveys to the grantee all right, title and interest in the above property held by the grantor herein, the Secretary, or any other party claiming by, through, or under them on the date the Deed of Trust referred to above was recorded and any interest acquired by any of them until the date of the foreclosure sale. This deed is given without warranty or covenants to the grantee.

Foreclosure Commissioner and Substitute Trustee

ARNOLD M. WEISS
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
901-526-8296

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 23, 2018, 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 Foreclosure Commissioner and 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

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

My Commission Expires:

PROPERTY ADDRESS
3261 Hinkle Drive
Nashville, TN 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Department of HUD
c/o Information Systems & Network
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$*******EXEMPT********EXEMPT********EXEMPT********
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, January 23, 2018
NOTARY PUBLIC
MY COMMISSION EXPIRES

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