FILE NO.: BVF-16-04942

Bill Garrett Davidson County
Batch# 100952 DEEDTRS
06/06/2018 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $7,233.50
20180606-0054147

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BVF-16-04942

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWMBS 2006-TM1)	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWMBS 2006-TM1)	15500028400
4425 Ponce de Leon Blvd., 5th Floor Coral Gables, FL, 33146	4425 Ponce de Leon Blvd., 5th Floor Coral Gables, FL, 33146	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated August 26, 2005 and recorded August 31, 2005, at **Instrument Number 20050831-0104228 (See Order at Instrument # 20080124-0007529)**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **GARY W CHAPMAN and JENNIFER L. CHAPMAN** ("Borrower") conveyed to ROBERT M. WILSON, JR., 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 August 26, 2005, (the "Note"), which obligation is presently held by **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWMBS 2006-TM1)**; 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 ROBERT M. WILSON, JR., said appointment being set forth in **Instrument Number 20161118-0122212** 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 May 24, 2018, at 10:00 AM at the Davidson County Historic Courthouse, located in Nashville, Tennessee, such advertisement appearing in said newspaper on April 26, 2018, May 3, 2018, May 10, 2018, 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 May 24, 2018, 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 FKA THE BANK OF NEW YORK, AS TRUSTEE (CWMBS 2006-TM1)** at the price of **One Million Nine Hundred Fifty-Five Thousand and 00/100 ($1,955,000.00)** 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 Million Nine Hundred Fifty-Five Thousand and 00/100 ($1,955,000.00) 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 FKA THE BANK OF NEW YORK, AS TRUSTEE (CWMBS 2006-TM1)** ("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:

LAND LOCATED IN THE 25TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID LAND BEING A 6.01 ACRE TRACT OF LAND LOCATED NORTH OF COLLINS ROAD DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 12-04-07 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S. #1838 AS FOLLOWS:

COMMENCING AT AN IRON ROD (OLD) IN THE SOUTHERLY LINE OF THE HERNDON FAMILY PARTNERS, L.P. LAND (BOOK 9793, PAGE 14 R.O.D.C., TN.), SAID ROD BEING LOCATED

S 38 DEGREES 11 MINUTES 25 SECONDS W 194.95 FEET FROM AN IRON ROD (OLD) AT A CORNER TO SAID HERNDON FAMILY PARTNERS, L.P. LAND AND THE D.C. WALDEN, ET. UX LAND (BOOK 8572, PAGE 281 R.O.D.C., TN.) AND BEING THE NORTHEAST CORNER OF THE GARY W. CHAPMAN LAND (INSTRUMENT # 20001109-0111525 R.O.D.C., TN.);

THENCE S 25 DEGREES 02 MINUTES 12 SECONDS W 340.86 FEET TO AN IRON ROD (NEW), THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED LAND; THENCE, SEVERING SAID CHAPMAN S 28 DEGREES 14 MINUTES 42 SECONDS E, CROSSING THE CENTERLINE OF AN INGRESS/EGRESS EASEMENT THAT LEADS TO COLLINS ROAD AT 28.50 FEET FOR A TOTAL DISTANCE OF 319.31 FEET TO AN IRON ROD (NEW); THENCE S 12 DEGREES 18 MINUTES 35 SECONDS W 310.68 FEET TO AN IRON ROD (NEW); THENCE S 80 DEGREES 07 MINUTES 25 SECONDS W, CROSSING THE EASTERLY EDGE OF A UTILITY EASEMENT THAT SERVES THE HEREIN DESCRIBED LAND AT 144.53, THE WESTERLY EDGE OF SAID EASEMENT AT 297.61 FEET FOR A TOTAL DISTANCE OF 429.73 FEET TO AN IRON ROD (NEW); THENCE N 21 DEGREES 28 MINUTES 51 SECONDS W 211.59 FEET TO AN IRON ROD (NEW); THENCE N 05 DEGREES 21 MINUTES 37 SECONDS E 235.19 FEET TO AN IRON ROD (NEW); THENCE N 60 DEGREES 00 MINUTES 00 SECONDS E 454.95 FEET TO THE POINT OF BEGINNING. CONTAINING 6.01 ACRES, MORE OR LESS.

THIS BEING A PORTION OF THE 16.69 ACRES, MORE OR LESS, THAT WAS EXCLUDED FROM SALE IN THAT BANKRUPTCY COURT ORDER AT INSTRUMENT # 20080124-0007529.

The source of title is recorded at Instrument Number 200011090111525, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 8382 COLLINS RD, NASHVILLE, TN 37221.

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 25th day of May, 2018.

Rubin Lublin TN, PLLC

Printed Name: Michael L. Baringer
Title: Authorized Signer, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Destiny Carnes, of the state and county aforesaid, personally appeared, Michael L. Baringer, Authorized Signer 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 an Authorized Signer 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 25th day of May, 2018.

Notary Public

DESTINY CARNES NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA APRIL 30, 2021

My commission expires:

April 30, 2021

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $1,955,000.00.

WITNESS my hand this 25th day of May, 2018.

Title: Authorized Signer, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

Sworn to and subscribed
before me this 25th day of May, 2018.

Notary Public

DESTINY CARNES NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA APRIL 30, 2021

My commission expires:

April 30, 2021

True Copy Certification

I, Jeffrey C. Horn, 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, DESTINY CARNES, a Notary Public for this county and state, Jeffrey C. Horn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

05/25/2018
Date

Notary's Signature

My Commission Expires: April 30, 2021
Notary' Seal (if on paper)

DESTINY CARNES NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA APRIL 30, 2021