PREPARED BY AND RETURN TO:
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S&I:18-115479
Davidson COUNTY

Karen Johnson Davidson County
Batch# 203331 DEEDTRS
03/07/2019 11:54:30 AM 4 pgs
Fees: $23.00 Taxes: $866.54
20190307-0021065

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 25, 2016, recorded in Instrument No. 20160802-0079693, in the Register's Office of Davidson County, Tennessee, Ted Bass Jones conveyed to WFG National Title Insurance Co., 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 201805170047204, 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 February 8, 2019, February 15, 2019, February 22, 2019 by which advertisement the sale was appointed to be held on March 5, 2019, at the south main door, Davidson County Courthouse, Metro Courthouse, 1 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 New American Funding for the sum of $234,200.88, that being the highest and best bid offered; and,

WHEREAS, the purchaser, New American Funding, 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 New American Funding 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 New American Funding, his/her/their/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:

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF A 112-ONE HALF ACRE TRACT AS SHOWN ON THE PLAN OF RECORD IN PLAN BOOK 2, PAGE 165, CHANCERY COURT AT NASHVILLE AND BEING SHOWN AS LOT NO.8 ON A SURVEY MADE BY WAYNE S. COOPER, SR., SURVEYOR, APRIL 17, 1968, AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF SAWYER BROWN ROAD AT A POINT NORTH 1 DEG. 36 MINUTES EAST 47.3 FEET AND NORTH 9 DEG. 52 MINUTES EAST 278.7 FEET FROM THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO ROBERT A. HILL AND WIFE, BY DEED FROM C. E. FRANCIS AND WIFE OF RECORD IN BOOK 4243, PAGE 264, REGISTERS OFFICE FOR SAID COUNTY BEING THE CORNER OF TRACTS 8 AND 9; THENCE WITH THE LINE BETWEEN SAID TWO TRACTS NORTH 74 DEG. 56 MINUTES WEST 799.18 FEET TO AN IRON PIN IN THE EASTERLY RIGHT OF WAY OF INTERSTATE I-40; THENCE WITH SAID RIGHT OF WAY LINE NORTH 17 DEG. 36 MINUTES EAST 162.40 FEET TO THE CORNER OF TRACT 7 AND 8; THENCE WITH THE LINE BETWEEN SAID TWO TRACTS, SOUTH 74 DEG. 58 MINUTES EAST 797.78 FEET TO THE CENTER OF SAWYER

BROWN ROAD; THENCE THE CENTER OF SAID ROAD SOUTH 18 DEG. 16 MINUTES WEST 140.4 FEET AND CONTINUING WITH THE CENTER OF SAID ROAD SOUTH 9 DEG. 52 MINUTES WEST 22.6 FEET TO THE BEGINNING, CONTAINING 3.02 ACRES, MORE OR LESS.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20160802-0079693, in the Register's Office of Davidson County, Tennessee.

The last deed of record is 201602010009190, 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 New American Funding, 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 Sixth day of March, 2019.

Shapiro & Ingle, LLP

By: _____
Samantha Kelley
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 6th day of March, 2019, before me, a Notary Public, in and for said State and County, personally appeared Samantha Kelley, 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.

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

My commission expires:
March 22, 2019

_____
Notary Public
Star Benfield

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 $234,200.88, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Samantha Kelley
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: 7719 Sawyer Brown Rd, Nashville, Tennessee 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
New American Funding
11001 Lakeline Blvd.
No. 325
Austin, Texas 78717

S&I File #18-115479
Map & Parcel -128 00 0 108.00

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, Patty Smith, 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 and authenticated to law.

Signature

State of North Carolina

County of Mecklenburg

Personally, appeared before me, Star Benfield, a notary public for this county and state, Patty Smith 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 22, 2019

Notary Seal (if on paper)

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