PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
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Karen Johnson Davidson County
Batch# 257117 DEEDTRS
07/15/2019 12:48:30 PM 4 pgs
Fees: $23.00 Taxes: $651.57
20190715-0068920

**S&I:16-108291**
**Davidson COUNTY**

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 30, 2003, recorded in Instrument No. 200306050077429, in the Register's Office of Davidson County, Tennessee, William T. Eakes and Terri S. Eakes conveyed to Arnold M. Weiss, 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 instrument #201803090022698, 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 January 11, 2019, January 18, 2019, January 25, 2019 by which advertisement the sale was appointed to be held on February 7, 2019, 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 DAVID SPRINGSTEEN for the sum of $176,100.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, DAVID SPRINGSTEEN, 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 DAVID SPRINGSTEEN 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 DAVID SPRINGSTEEN, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Weatherstone, a plat of which is of record in Instrument No. 20020926-0117440, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to the Grantor(s) herein by deed of record in Instrument no. 200306050077428, Register's Office for Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 200306050077429, in the Register's Office of Davidson County, Tennessee.

The last deed of record is 20030605-0077428, in the Register's Office for Davidson County, Tennessee.



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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 DAVID SPRINGSTEEN, 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 Twelfth day of July, 2019.

Shapiro & Ingle, LLP

By: _____
Whitney Maxwell
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 12th day of July, 2019, before me, a Notary Public, in and for said State and County, personally appeared Whitney Maxwell, 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:
February 21, 2021

_____
Notary Public
Leslie B. Wolf

LESLIE B WOLF
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires February 21, 2021

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 $176,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Whitney Maxwell
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

LESLIE B WOLF
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires February 21, 2021

_____
My commission expires:
February 21, 2021

_____
Notary Public
Leslie B. Wolf

**PROPERTY ADDRESS:** 3316 Weatherstone Cove E, Antioch, Tennessee 37013

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
DAVID SPRINGSTEEN
2512 LA MIRAGE CT
Virginia Beach, VA 23456

**S&I File #16-108291**
**Map & Parcel -164 12 0A 053.00**

RETURN TO:

Compass Land Title

279 Franklin Rd, Ste. 190

Brentwood, TN 37027



201907150068920

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

COMPASS
LAND TITLE

# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY