FILE NO.: SPS-09-05457

Karen Johnson Davidson County
Batch# 561508 DEEDTRS
01/26/2021 12:37:30 PM 4 pgs
Fees: $23.00 Taxes: $392.00
20210126-0011495

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
SPS-09-05457

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-2	THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-2	046 00 0 082.00
3217 S. Decker Lake Dr. Salt Lake City, UT, 84119	3217 S. Decker Lake Dr. Salt Lake City, UT, 84119	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated January 12, 2007 and recorded January 19, 2007, at **Instrument Number 20070119-0007773**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **PHILLIP BROWN and CYNTHIA BROWN** ("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 January 12, 2007, (the "Note"), which obligation is presently held by **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-2**; 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 20200622-0066497** 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 January 21, 2021, at 10:00 AM at the Davidson County Historic Courthouse, Nashville, Tennessee, located in Nashville, Tennessee, such advertisement appearing in said newspaper on December 17, 2020, December 24, 2020, December 31, 2020, 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 January 21, 2021, 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 AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-2** at the price of **One Hundred Five Thousand Nine Hundred Forty-Four and 69/100 ($105,944.69)** 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 Hundred Five Thousand Nine Hundred Forty-Four and 69/100 ($105,944.69) 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 AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-2** ("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:

TRACT I:
A SMALL PARCEL OF LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF BULL RUN ROAD, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE 3.02 ACRE TRACT CONVEYED BY LARRY CRUTCHER AND WIFE, ANNIE L. CRUTCHER, TO LARRY W. CRUTCHER AND WIFE, BARBARA CRUTCHER, OF RECORD IN BOOK 4397, PAGE 838, REGISTERS OFFICE FOR SAID COUNTY; THENCE ALONG THE WESTERLY MARGIN OF BULL RUN ROAD IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 75 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION OF 75 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID 3.02 ACRE TRACT WHICH SAID POINT IS 20 FEET WESTERLY FROM THE WESTERLY MARGIN OF BULL RUN ROAD; THENCE NORTH 52 DEG. 40` EAST ALONG THE SOUTHERLY LINE OF SAID 3.02 ACRE TRACT, 20 FEET TO THE WESTERLY MARGIN OF BULL RUN ROAD, THE POINT OF BEGINNING.

TRACT II:
A TRACT OF LAND IN THE 13TH, FORMERLY THE 25TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING A PART OF A TRACT BELONGING TO LARRY CRUTCHER AND WIFE, ANNIE L CRUTCHER AS OF RECORD IN BOOK 3428, PAGE 521, REGISTER`S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE WEST LINE OF BULL RUN ROAD THIS POINT BEING THE NORTH EAST CORNER OF PARCEL 64 ON MAP 46 OF DAVIDSON COUNTY, TENNESSEE. THENCE ALONG THE WEST LINE OF BULL RUN ROAD IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 300.00 FEET TO A POINT, THENCE, SOUTH 52 DEG. 40` WEST FOR A DISTANCE OF 590.15 FEET TO A POINT, THENCE NORTH 05 DEG. 00` EAST FOR A DISTANCE OF 380.00 FEET TO A POINT, THENCE NORTH 51 DEG. 00` EAST FOR A DISTANCE OF 222.55 FEET TO THE POINT OF BEGINNING.

The source of title is recorded at Instrument Number 20070119-0007772, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 4951 BULL RUN RD, ASHLAND CITY, TN 37015.

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 January, 2021.

Rubin Lublin TN, PLLC

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, J.Z.M. Clarke, of the state and county aforesaid, personally appeared, Victor Kang, member 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 a Member 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 January, 2021.

Notary Public

J Z M CLARKE NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES Aug. 6, 2024

My commission expires:

August 6, 2024

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $105,944.69.

WITNESS my hand this 25th day of January, 2021.

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC as Trustee/Agent

Sworn to and subscribed
before me this 25th day of January, 2021.

Notary Public

J Z M CLARKE NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES Aug. 6, 2024

My commission expires:

August 6, 2024

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, J.Z.M. Clarke, 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.

1/25/2021
Date

Notary's Signature

My Commission Expires:
August 6, 2024

Notary Seal

J Z M CLARKE NOTARY PUBLIC GEORGIA GWINNETT COUNTY EXPIRES Aug. 6, 2024