BILL GARRETT, Davidson County
Trans:T20120048046 DEEDTRS
Recvd: 06/29/12 11:16 2 pgs
Fees:13.00 Taxes:249.75
20120629-0057221

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 114 11 0A 011.00
7470 CHARLOTTE PIKE UNIT #111
NASHVILLE, TENNESSEE 37209

NO MORTGAGE
New Owner - Send Tax Bills:
ERIC SOX
7051 HIGHWAY 70 S. STE 315
NASHVILLE, TN 37221

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **FEBRUARY 1, 2007, MOUNTAIN VIEW TITLE,** was named Trustee in a Deed of Trust of even date executed by **VICTOR HERRERA, AN UNMARRIED MAN** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$148,500.00**, principal and interest at **5.0000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20070206-0015704** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20120504-0038370** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **MAY 18, 2012/ MAY 25, 2012/ JUNE 1, 2012** in **DAVIDSON A.M.,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, JUNE 22, 2012 AT 3:00 P.M., ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **ERIC SOX, 7051 HIGHWAY 70 S. STE 315, NASHVILLE, TN 37221,** submitted the highest and best bid, in the amount of **$ 67,501.00 .**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **ERIC SOX,** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 111 OF WEST HILLS CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN INSTRUMENT NO. 20001212-0122257, AS SUPPLEMENTED AND AMENDED IN INSTRUMENT NO. 20020125-0010757AND IN INSTRUMENT NO. 20020125-0010758,REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF WEST HILLS CONDOMINIUMS, AS OF RECORD IN INSTRUMENT NO. 20021212-0122257, AS SUPPLEMENTED AND AMENDED IN INSTRUMENT NO. 20020125-0010757 AND IN INSTRUMENT NO. 20020125-0010758, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO VICTOR HERRERA, UNMARRIED, BY DEED DATED FEBRUARY 1, 2007 OF RECORD IN INSTRUMENT NO. 20070206-0015703, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 7470 CHARLOTTE PIKE, UNIT #111, NASHVILLE, TENNESSEE 37209.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **ERIC SOX**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at **NASHVILLE**, Tennessee, on **JUNE 22, 2012.**

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at **NASHVILLE**, Tennessee on **JUNE 22, 2012.**

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$ 67,501.00**

Affiant

Subscribed and sworn to before me, this **22nd day of JUNE, 2012.**

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County