This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 175 06 0A 008.00
5043 PRESERVE BLVD.
ANTIOCH, TENNESSEE 37013

NO MORTGAGE
New Owner - Send Tax Bills:
TENNESSEE HOUSING DEVELOPMENT AGENCY
404 JAMES ROBERTSON PARKWAY
SUITE 1114
NASHVILLE, TENNESSEE 37243-0900

BILL GARRETT, Davidson County
Trans: T20120078184 DEEDTRS
Recvd: 10/15/12 13:57 2 pgs
Fees: 12.00 Taxes: 0.00

20121015-0094291

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 23, 2009**, **LARRY A. WEISSMAN**, was named Trustee in a Deed of Trust of even date executed by **SONIA R. CHAVEZ (A/K/A SONIA REE CHAVEZ, A/K/A SONIA REE SMOTHERMAN, A/K/A SONIA REE TORLAY), UNMARRIED** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$139,899.00**, principal said Deed of Trust being recorded in **INSTRUMENT NO. 20091228-0117624** 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. 20120319-0023252** 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: **APRIL 13, 2012/ APRIL 20, 2012/ APRIL 27, 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, MAY 25, 2012 AT 1:00 P.M. AND BY PUBLIC ANNOUNCEMENT CONTINUED TO JULY 20, 2012 AT 3:00 P.M. AND BY PUBLIC ANNOUNCEMENT CONTINUED TO SEPTEMBER 14, 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 **TENNESSEE HOUSING DEVELOPMENT AGENCY, 404 JAMES ROBERTSON PARKWAY, SUITE 1114, NASHVILLE, TENNESSEE 37243-0900**, submitted the highest and best bid in the amount of **$ 164,926.45** .

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **TENNESSEE HOUSING DEVELOPMENT AGENCY**, 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:

BEING ALL OF LOT NO. 8, ON THE PLAN OF FINAL PLAT, SECTION I, THE PRESERVE AT OLD HICKORY "CLUSTER LOT SUBDIVISION", A PLANNED UNIT DEVELOPMENT, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20060824-0104545, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

SUBJECT TO DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS CONTAINED IN INSTRUMENT OF RECORD IN INSTRUMENT NUMBER 20060824-0104548, AND IN INSTRUMENT NUMBER 20061208-0152023; EASEMENT TO TENNESSEE TELEPHONE COMPANY OF RECORD IN INSTRUMENT NUMBER 20061013-0127087; EASEMENT TO COLONIAL PIPELINE OF RECORD IN BOOK 4542, PAGE 131, IN BOOK 3616, PAGE 453, IN BOOK 3570, PAGE 13, AND IN BOOK 3571, PAGE 599; EASEMENT TO FIRST SUBURBAN WATER DISTRICT OF RECORD IN BOOK 4453, PAGE 154; TRANSMISSION LINE EASEMENTS OF RECORD IN BOOK 4425, PAGE 582 AND IN BOOK 2346, PAGE 378; DECLARATION OF TAKING TO UNITED STATES OF AMERICAN (TVA) OF RECORD IN BOOK 11335, PAGE 609, AND IN INSTRUMENT NUMBER 20021017-0127752; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NUMBER 20041103-0132562; CHARTER OF HOMEOWNER'S ASSOCIATION OF RECORD IN INSTRUMENT NUMBER 20060824-0104548; EASEMENT TO TDS TELECOM OF RECORD IN INSTRUMENT NUMBER 20061013-0127208; AND TO ANY AND ALL MATTERS SHOWN ON SAID PLAT AND SURVEY OF RECORD IN INSTRUMENT NUMBER 20060824-0104545; ALL OF SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO SONIA R. CHAVEZ, UNMARRIED, HER HEIRS AND ASSIGNS, BY DEED DATED DECEMBER 23, 2009 OF RECORD IN INSTRUMENT NO. 20091228-0117623, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5043 PRESERVE BLVD., ANTIOCH, TENNESSEE 37013.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **TENNESSEE HOUSING DEVELOPMENT AGENCY,** 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 herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **SEPTEMBER 14, 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 **SEPTEMBER 14, 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 $ 164,926.45
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **14TH day of SEPTEMBER, 2012.**

Notary Public

My Commission Expires: 1/21/2013

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County