BILL GARRETT, Davidson County
Trans:T20120095473 DEEDTRS
Recvd: 12/13/12 12:31 2 pgs
Fees:13.00 Taxes:429.37
20121213-0114925

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST.
OWENSBORO, KY 42301

PARCEL ID: 095 02 0A 229.00
229 COTTAGE PLACE
NASHVILLE, TENNESSEE 37214

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 25, 2010, HIGHLAND TITLE** was named Trustee in a Deed of Trust of even date executed by **WILSON KENNETH TOWNSON (A/K/A W.K. TOWNSON) AND MARILYN JUNE TOWNSON (A/K/A MARILYN J. TOWNSON), JOINT TENANTS,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$111,958.00,** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20101101-0086990,** 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. 20121016-0094823,** 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: **OCTOBER 26, 2012/ NOVEMBER 2, 2012/ NOVEMBER 9, 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, DECEMBER 7, 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 **U.S. BANK NATIONAL ASSOCIATION, 4801 FREDERICA ST, OWENSBORO, KY 42301,** submitted the highest and best bid in the amount of $ 116,045.74 .

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **U.S. BANK NATIONAL ASSOCIATION,** 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 UNIT NO. 47 ON THE PLAN OF COTTAGE PLACE CONDOMINIUMS, OF RECORD IN BOOK 6520, PAGES 816-823, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL AS DESCRIBED IN THE MASTER DEED, DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF RECORD IN BOOK 6520, PAGE 745, SAID REGISTER'S OFFICE, AS AMENDED BY AMENDMENT TO MASTER DEED, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF RECORD IN BOOK 6569, PAGE 212, SAID REGISTER'S OFFICE, AND BY SECOND AMENDMENT OF RECORD IN BOOK 6636, PAGE 722, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO W.K. TOWNSON AND WIFE, MARILYN J. TOWNSON, BY DEED DATED AUGUST 28, 2003 OF RECORD IN INSTRUMENT NO. 20030905-0130008, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 229 COTTAGE PLACE, NASHVILLE, TENNESSEE 37214.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **U.S. BANK NATIONAL ASSOCIATION,** 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 **DECEMBER 7, 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 **DECEMBER 7, 2012.**

Notary Public

My Commission Expires: 10-18-16

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whicheveris greater for this transfer is $ 116,645.

Affiant

Subscribed and sworn to before me, this **7TH day of DECEMBER, 2012.**

Notary Public

My Commission Expires 10-18-16

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

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