BILL GARRETT, Davidson County
Trans:T20130076040 DEEDTRS
Recvd: 09/03/13 14:43 3 pgs
Fees:18.00 Taxes:88.80
20130903-0092683

This instrument prepared by:
Kevin J. Jones
Attorney at Law
1801 8th Avenue South, Suite 100
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map/ Parcel:
TriStar Bank	TriStar Bank	81-2 / 79
719 East College Street	719 East College Street	
Dickson, TN 37055	Dickson, TN 37055	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the terms, conditions and payments in a certain Deed of Trust dated September 9, 2011, executed by **JASON B. MCREYNOLDS** to Ted H. Williams, a resident of Dickson County, Tennessee, as Trustee, of record at Instrument No. 20110914-0071415, in the Register's Office for Davidson County, Tennessee, to secure the indebtedness described therein for the benefit of **TriStar Bank**; and,

WHEREAS, the lawful owner and holder of the indebtedness having appointed the undersigned, Kevin J. Jones, 1801 8th Ave. S., Ste. 100, Nashville, TN 37203 or his duly appointed agent as Substitute Trustee by written instrument of record at Instrument No. 20130719-0075034 in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Kevin J. Jones, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and,

WHEREAS, I caused said property to be advertised in The Tennessean, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 12:00 noon., on Friday, August 23, 2013 at the front door

of the Metro Nashville Davidson County **COURT HOUSE AND CITY HALL** One Public Square, Nashville, Tennessee 37201; and,

WHEREAS, the highest, last and best bid received was in the amount of Twenty-Four Thousand Dollars ($24,000.00), said offer and bid having been made by TriStar Bank;

NOW, THEREFORE, in consideration of said sum, I, Kevin J. Jones, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to TriStar Bank, its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Buena Vista Heights Addition, as of record in Book 161, page 19, Register's Office for Davidson County, Tennessee, which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason B. McReynolds by Special Warranty Deed from Green Tree Servicing, LLC, dated August 3, 2005, and of record in Instrument No. 20050907-0107263, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Kellow Street and an alley.

This property is subject to a Sanitary Sewers and/or Storm Drainage Water Main Easement of record in Instrument No. 20060907-0110923, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on plat of record in Plat Book 161, Page 19, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said TriStar Bank, its successors, heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 3rd day of September, 2013.

Kevin J. Jones, Substitute Trustee

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Jones, Substitute Trustee, the bargainor, 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 Nashville, Tennessee, this 3rd day of September 2013.

Notary Public
My Commission Expires: 3-3-15

CASEY BEVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 3, 2015

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $24,000.00 FV.

Affiant

Subscribed and sworn to before me this 3rd day of September 2013.

Notary Public

My Commission Expires: 3-3-15

CASEY BEVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 3, 2015