RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31413
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20130081690 DEEDTRS
Recvd: 09/20/13 10:57 3 pgs
Fees:18.00 Taxes:1554.00
20130920-0099284

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:
Robert D. Dougher Kimberly R. Dougher 5900 Hickory Valley Road Nashville, TN 37205	Robert D. Dougher Kimberly R. Dougher 5900 Hickory Valley Road Nashville, TN 37205	103 090 07000

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the terms, conditions and payments in a certain Deed of Trust dated January 2, 2007, executed by **TODD A. SMITH and wife, TRACI L. SMITH** to Ted H. Williams, a resident of Dickson County, Tennessee, as Trustee, of record at Instrument No. 20070111-0004905, 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. 20130719-0075033 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 11:00 a.m.., on Friday, August 30, 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 Four Hundred Twenty Thousand and One Dollar ($420,001.00), said offer and bid having been made by Robert D. Dougher and Kimberly R. Dougher;

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 Robert D. Dougher and Kimberly R. Dougher, their successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Hillwood Estates Section 6, of record in Plat Book 2133, Page 96, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Todd A. Smith and wife, Traci L. Smith, by deed from James Patrick Wright and wife, Sheree Carroll Wright, dated July 26, 2004, and of record at Instrument No. 20040729-0090938, in the Register's Office of Davidson County, Tennessee.

This conveyance in trust is subject to all matters shown on plat of record in Plat Book 2133, Page 96, in the Register's Office of Davidson County, Tennessee.

This conveyance in trust is subject to an Agreement to change the building setback line along the southwesterly margin of Hillwood Drive from 100 feet to 75 feet, of record in Book 2334, Page 165, in the Register's Office of Davidson County, Tennessee.

This conveyance in trust is subject to an easement for public utility purposes along the division line between Lots 64 and 65 as set forth in the deed of record in Book 2334, Page 207, in the Register's Office of Davidson County, Tennessee.

This conveyance in trust is subject to the right of way of Hillwood Blvd. and Hickory Valley Road formally known as West Hillwood Drive.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert D. Dougher and Kimberly R. Dougher, their 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.

Casey Bevan
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 $420,001.00.

Affiant

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

Casey Bevan
Notary Public
My Commission Expires: 3-3-15

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