This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 175 02 0A 012.00
1415 SPRUCEDALE DRIVE
ANTIOCH, TN 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:T20130094199 DEEDTRS
Recvd: 11/04/13 14:32 2 pgs
Fees:12.00 Taxes:0.00
20131104-0114391

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 22, 2009, CHARLES E. TONKIN, II** was named Trustee in a Deed of Trust of even date executed by **JUSTIN CARR, UNMARRIED MAN,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$147,283.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20091028-0099526,** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-117 et seq. having been met and whereas, **J. PHILLIP JONES AND JESSICA D. BINKLEY,** either of whom may act, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20130909-0095172,** 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: **SEPTEMBER 27, 2013/ OCTOBER 4, 2013/ OCTOBER 11, 2013** 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, NOVEMBER 1, 2013 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 **$ 122,460.00 .**

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. 12, AS SHOWN ON PLAN OF OLD HICKORY COMMONS, SECTION I, APPEARING OF RECORD IN INSTRUMENT NUMBER 20080220-0016771, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILSOF LOCATION AND DESCRIPTION OF SAID LOT.

THIS CONVEYANCE IS MADE SUBJECT TO DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS CONTAINED IN INSTRUMENT OF RECORD IN INSTRUMENT NO. 20070920-0112646, AMENDED IN INSTRUMENT NUMBER 20071213-0143334, AND AMENDED AND RESTATED OF RECORD IN INSTRUMENT NUMBER 20080317-0026338, AND IN INSTRUMENT NUMBER 20080710-0071087; EASEMENT TO FIFTY FOOT COLONIAL PIPELINE EASEMENT OF RECORD IN RECORD BOOK 3570, PAGE 11; EASEMENT TO STORMWATER DETENTION AGREEMENT EASEMENT OF RECORD IN INSTRUMENT NUMBER 20060307-0026092; EASEMENT TO TENNESSEE TELEPHONE COMPANY EASEMENT OF RECORD IN INSTRUMENT NUMBER 20081121-0114642; TRANSMISSION LINE EASEMENT OF RECORD IN RECORD BOOK 2344, PAGE 432, IN RECORD BOOK 4425, PAGE 535, AND RECORD BOOK 11124, PAGE 716; MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NUMBER 20080317-0026338; QUITCLAIM DEED TO OLD HICKORY COMMONS HOMEOWNERS ASSOCIATION, INC OF RECORD IN INSTRUMENT NUMBER 20080402-0032833; AND TO ANY AND ALL MATTERS SHOWN OF RECORD IN INSTRUMENT NUMBER 20080220-0016771; ALL OF SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JUSTIN CARR, AN UNMARRIED MAN, HIS HEIRS AND ASSIGNS, BY WARRANTY DEED DATED OCTOBER 22, 2009 OF RECORD IN INSTRUMENT NO. 20091028-0099525, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1415 SPRUCEDALE DRIVE, ANTIOCH, TN 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 **NOVEMBER 1, 2013.**

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**NOVEMBER 1, 2013.**

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, whichever is greater for this transfer is **$ 122,460.00**.
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **1ST day of NOVEMBER, 2013.**

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