This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 162 01 0B 022.00
445 CLAIRCREST DR.
ANTIOCH, TENNESSEE 37013

NO MORTGAGE
New Owner - Send Tax Bills:
TENNESSEE HOUSING DEVELOPMENT AGENCY
502 DEADERICK STREET
THIRD FLOOR
NASHVILLE, TENNESSEE 37243

BILL GARRETT, Davidson County
Trans:T20130107040 DEEDTRS
Recvd: 12/26/13 13:48 2 pgs
Fees:12.00 Taxes:0.00
20131226-0129965

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 31, 1998, GREGORY S. PERRONE** was named Trustee in a Deed of Trust of even date executed by **NORMA LOUISE SULLIVAN (A/K/A NORMA L. SULLIVAN), UNMARRIED, AN UNMARRIED WOMAN,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$82,100.00,** principal, said Deed of Trust being recorded in **BOOK NO. 11295, PAGE 497,** 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. 20131016 0108226,** 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: **NOVEMBER 15, 2013/ NOVEMBER 22, 2013/ NOVEMBER 29, 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, DECEMBER 20, 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,** submitted the highest and best bid in the amount of **$ 69,975.22 .**

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE PLAN OF CLAIRMONT SUBDIVISION, PHASE 2, OF RECORD IN PLAT BOOK 6050, PAGE 323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 6050, PAGE 323; RESTRICTIONS OF RECORD IN BOOK 6988, PAGE 542; BOOK 7269, PAGE 223; BOOK 7891, PAGE 590; BOOK 8027, PAGE 258; BOOK 8027, PAGE 261; BOOK 8027, PAGE 264 AND BOOK 8784, PAGE 328; BY-LAWS OF RECORD IN BOOK 6988, PAGE 552; BOOK 8108, PAGE 993 AND BOOK 8251, PAGE 180; ARTICLES OF INCORPORATION IN BOOK 6988, PAGE 536; BOOK 7137, PAGE 826 AND BOOK 7960, PAGE 128; BOOK 8168, PAGE 430 AND BOOK 8172, PGE 28; STORM WATER DETENTION AGREEMENT IN BOOK 6719, PAGE 710; AND DEDICATION OF COMMON AREA IN BOOK 7370, PAGE 995; ALL OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO NORMA LOUISE SULLIVAN, BY DEED DATED DECEMBER 31, 1998 OF RECORD IN BOOK 11295, PAGE 494 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 445 CLAIRCREST DR., 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 **DECEMBER 20, 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 **DECEMBER 20, 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 $ $ 69,975.22 .
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **20TH day of DECEMBER, 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