This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 052 16 0A 073.00
1301 NEELYS BEND ROAD UNIT H-73
MADISON, TN 37115
(AKA 1301 NEELYS BEND ROAD #073
MADISON, TN 37115 PER ASSESSOR)

NO MORTGAGE
New Owner - Send Tax Bills:
BAYVIEW LOAN SERVICING, LLC
5TH FLOOR MERRICK PARK PLAZA
4425 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

BILL GARRETT, Davidson County
Trans:T20140016769 DEEDTRS
Recvd: 03/12/14 12:38 2 pgs
Fees:13.00 Taxes:108.00
20140312-0020739

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 23, 2004**, **BLUEGRASS TITLE COMPANY** was named Trustee in a Deed of Trust of even date executed by **THERESA C. DAVIS (AKA THERESA CAROLE DAVIS),**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$72,200.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20040504-0050410**, 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 AND JESSICA D. BINKLEY,** either of whom may act, were appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20140122-0005754** in the Register's Office for **DAVIDSON** County, Tennessee; I, **JESSICA D. BINKLEY**, 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: **FEBRUARY 7, 2014/FEBRUARY 14, 2014/FEBRUARY 21, 2014** 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, MARCH 7, 2014 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, JESSICA D. BINKLEY** 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 **BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 5TH FLOOR MERRICK PARK PLAZA, 4425 PONCE DE LEON BLVD, CORAL GABLES, FL 33146**, submitted the highest and best bid in the amount of $29,190.00.

NOW THEREFORE, in consideration of the premises, I, **JESSICA D. BINKLEY**, Substitute Trustee, do hereby sell, transfer and convey to **BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, 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 LOCATED IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS TO-WIT:

BEING UNIT NO. H-73 OF NEELY'S BEND CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5483 AT PAGE 86, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 5200, AT PAGE 200, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THERESA C. DAVIS, BY WARRANTY DEED DATED DECEMBER 18, 1991 OF RECORD IN BOOK 8513, PAGE 475 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1301 NEELYS BEND ROAD UNIT H-73, MADISON, TN 37115 (AKA 1301 NEELYS BEND ROAD #073, MADISON, TN 37115 PER ASSESSOR

I, **JESSICA D. BINKLEY**, Substitute Trustee, convey to **BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, all the rights conveyed tome as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all myactions 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 **MARCH 7, 2014**.

Jessica D. Binkley, Substitute Trustee

JESSICA D. BINKLEY
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 **JESSICA D. BINKLEY**, 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 sealat office at Nashville, Tennessee on **MARCH 7, 2014**.

J. PHILLIP JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 17, 2015

Notary Public

My Commission Expires: 8-17-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfersi $ 29,190.00

Jessica D. Binkley
Affiant

Subscribed and sworn to before me, this7TH **day of MARCH, 2014**.

Notary Public

My Commission Expires: 8-17-15

J. PHILLIP JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 17, 2015

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