This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 108 12 0A 051.00
3307 QUAIL VIEW DRIVE
NASHVILLE, TENNESSEE 37214

NO MORTGAGE
New Owner - Send Tax Bills:
SECRETARY OF VETERANS AFFAIRS
110 9TH AVENUE SOUTH
NASHVILLE, TN 37203
VA NO. 20-20-6-0480151

BILL GARRETT, Davidson County
Trans:T20140017787 DEEDTRS
Recvd: 03/17/14 13:23 2 pgs
Fees:12.00 Taxes:0.00
20140317-0021926

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **FEBRUARY 29, 2000, H. LEE SHAW P.C.,** was named Trustee in a Deed of Trust of even date executed by **LEO F. TAYLOR (AKA LEO FRANKLIN TAYLOR), A SINGLE PERSON,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$71,950.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 200003100024713,** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-101 having been met and whereas, **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY,** either of whom may act, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20131126-0121147,** 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: **JANUARY 10, 2014/ JANUARY 17 2014/ JANUARY 24, 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, FEBRUARY 7, 2014 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO 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 **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, on behalf of **THE SECRETARY OF VETERANS AFFAIRS,** in the amount of **$ 56,133.00** .

WHEREAS, **TENNESSEE HOUSING DEVELOPMENT AGENCY,** has assigned its interest in said property to **THE SECRETARY OF VETERANS AFFAIRS,** his successors and assigns; and

NOW THEREFORE, in consideration of the premises I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **THE SECRETARY OF VETERANS AFFAIRS,** 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 45, UNIT NO. 15 ON THE CONDOMINIUM SITE PLAN, PHASE SEVEN, LOTS 29-52 AND 80, SECTION FOUR QUAIL VALLEY, OF RECORD IN PLAT BOOK 5200, PAGE 523, AS REVISED IN A REVISION OF LOTS 38-45 & 80 QUAIL VALLEY, SECTION FOUR, PHASE SEVEN, OF RECORD IN PLAT BOOK 6900, PAGE 815, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID REGISTER'S OFFICE, FOR TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF. SUBJECT PROPERTY WAS REMOVED FROM CONDOMINIUM SITE PLAN AND QUAIL VALLEY HOMEOWNERS ASSOCIATION BY RESOLUTION OF RECORD IN BOOK 7716, PAGE 824, SAID REGISTER'S OFFICE, BUT REINSTATED BY RESOLUTION OF RECORD IN BOOK 11401, PAGE 410, SAID REGISTER'S OFFICE AND QUITCLAIM DEED OF RECORD IN BOOK 11401, PAGE 422, SAID REGISTER'S OFFICE. THE EASEMENTS, RESTRICTIVE COVENANTS (ERRONEOUSLY CONVENANTS IN DEED OF TRUST), CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF QUAIL VALLEY, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 6058, PAGE 828, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO LEO F. TAYLOR, UNMARRIED, BY WARRANTY DEED DATED FEBRUARY 29, 2000 OF RECORD IN INSTRUMENT NO. 200003100024712 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3307 QUAIL VIEW DRIVE, NASHVILLE, TENNESSEE 37214

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **THE SECRETARY OF VETERANS AFFAIRS,** 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 **MARCH 7, 2014.**

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 **MARCH 7, 2014.**

Notary Public

My Commission Expires: 10.18.16

JESSICA BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$ 56,133.00**.
SECRETARY OF VETERANS AFFAIRS IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this **7TH day of MARCH, 2014.**

Notary Public

My Commission Expires: 10.18.16

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

JESSICA BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 18, 2016