This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
**PARCEL ID 075 12 0F 028.00**
**735 TULIP GROVE ROAD #210**
**HERMITAGE, TN 37076**

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

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, on **MARCH 29, 2007, TONYA ESQUIBEL** was named Trustee in a Deed of Trust of even date executed by **LADONNA MENDEZ AN UNMARRRIED WOMAN,** conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$135,200.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20070409-0041535** 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/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.20140131-0008703,** 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 of **FEBRUARY 28, 2014/MARCH 7, 2014/MARCH 14, 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 21, 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 her 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 **$108,900.00** .

NOW THEREFORE, in consideration of the premises, I **JESSICA D. BINKLEY**, 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 28, AKA UNIT 210, TULIP COVE TOWNHOMES, AS SHOWN ON PLAT OF RECORD IN EXHIBIT B OF INSTRUMENT NO. 20050525-0059119, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LADONNA MENDEZ, AN UNMARRIED INDIVIDUAL, BY SPECIAL WARRANTY DEED DATED MARCH 29, 2007, OF RECORD IN INSTRUMENT NO. 20070409-0041534, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 735 TULIP GROVE ROAD #210, HERMITAGE, TN 37076

BILL GARRETT, Davidson County
Trans:T20140019702 DEEDTRS
Recvd: 03/25/14 09:20 2 pgs
Fees:12.00 Taxes:0.00
20140325-0024263

I, **JESSICA D. BINKLEY**, 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 **MARCH 21, 2014.**

Jessica D. Binkley

**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 seal at office at Nashville, Tennessee on MARCH 21, 2014.

Melissa Gawthorp

Notary Public

MELISSA GAWTHORP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 4/18/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ **108,900.00** .
**TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY**

Jessica D. Binkley

Affiant

Subscribed and sworn to before me, this **21ST day of MARCH, 2014.**

Melissa Gawthorp

Notary Public

My Commission Expires: 4/18/15

MELISSA GAWTHORP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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