This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 098 01 0 052.00
5124 ROXBOROUGH DRIVE
HERMITAGE, TN 37076

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK NATIONAL ASSOCIATION
3121 MICHELSON DRIVE, STE 500
IRVINE, CA 92612

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 04, 2006, SUPERIOR TITLE COMPANY**, was named Trustee in a Deed of Trust of even date executed by **NALINI NAGAPPA (A/K/A NALINI NAQAPPA, A/K/A NALINI CHIKKANNAIAH), A SINGLE WOMAN**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$155,000.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20060810-0098506** 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 **BOOK INSTRUMENT NO. 20130828-0090621**, 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: **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., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, APRIL 18, 2014 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, JUNE 13, 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 **U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF U.S. BANK NATIONAL ASSOCIATION ND,** submitted the highest and best bid in the amount of **$ 187,250.53** .

NOW THEREFORE, in consideration of the premises, I, **JESSICA D. BINKLEY**, Substitute Trustee, do hereby sell, transfer and convey to **U.S. BANK NATIONAL ASSOCIATION,** 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. 8 ON THE PLAN OF ROXBOROUGH, OF RECORD IN BOOK 5200, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO NALINI NAGAPPA, AN UNMARRIED PERSON, BY WARRANTY DEED DATED OCTOBER 24, 1997 OF RECORD IN BOOK 10660, PAGE 742, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5124 ROXBOROUGH DRIVE, HERMITAGE, TN 37076.

BILL GARRETT, Davidson County
Trans:T20140043374 DEEDTRS
Recvd: 06/19/14 09:00 2 pgs
Fees:13.00 Taxes:692.83
20140619-0053440

I, **JESSICA D. BINKLEY**, Substitute Trustee, convey to **U.S. BANK NATIONAL ASSOCIATION,** 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 **JUNE 13, 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 seal at office at Nashville, Tennessee on **JUNE 13, 2014.**

Notary Public

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

My Commission Expires: 8-17-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whicheveris greater for this transfer is **$187,250.53**.

Jessica D. Binkley
Affiant

Subscribed and sworn to before me, this **13TH day of JUNE, 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