This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 149 02 0B 087.00
904 STRAND FLEET DRIVE
ANTIOCH, TENNESSEE 37013

NO MORTGAGE
New Owner - Send Tax Bills:

American Residential Leasing Company, LLC
7047 E. Greenway Pkwy, Suite 350
Scottsdale, AZ 85254

BILL GARRETT, Davidson County
Trans:T20140056974 DEEDTRS
Recvd: 08/05/14 11:15 2 pgs
Fees:13.00 Taxes:332.26
20140805-0070159

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JUNE 10, 2013, SIGNATURE TITLE SERVICES, LLC,** was named Trustee in a Deed of Trust of even date executed by **LASHONDA MARYLAND, A SINGLE WOMAN,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$117,826.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20130621-0063800,** 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. 20140414-0030932,** 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: **MAY 2, 2014/ MAY 9, 2014/ MAY 16, 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 **THURSDAY, JUNE 5, 2014 AT 10 A.M., AT SCHERMERHORN SYMPHONY CENTER, IN THE AUCTION.COM ROOM, ONE SYMPHONY PLACE, 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 **AMERICAN RESIDENTIAL LEASING COMPANY, LLC,** submitted the highest and best bid in the amount of **$89,800.00.**

NOW THEREFORE, in consideration of the premises, I, **JESSICA D. BINKLEY** Substitute Trustee, do hereby sell, transfer and convey to **AMERICAN RESIDENTIAL LEASING COMPANY, LLC**, 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 ALL OF LOT NO. 205, ON THE PLAN OF PICCADILLY SQUARE, PHASE II, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 6250, PAGE 92, 93, AND 94, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO LASHONDA MARYLAND, A SINGLE WOMAN, BY WARRANTY DEED DATED JUNE 10, 2013, OF RECORD IN INSTRUMENT NO. 20130621-0063799, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 904 STRAND FLEET DRIVE, ANTIOCH, TENNESSEE 37013.

I, **JESSICA D. BINKLEY**, Substitute Trustee, convey to **AMERICAN RESIDENTIAL LEASING COMPANY, LLC,** 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 5, 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 5, 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 transfer is **$ 89,800.00**.

Jessica D. Binkley
Affiant

Subscribed and sworn to before me, this **5TH day of JUNE, 2014.**

Notary Public

My Commission Expires: 8-17-15

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

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