BILL GARRETT, Davidson County
Trans:T20140057416 DEEDTRS
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Fees:13.00 Taxes:192.40
20140806-0070704

THIS INSTRUMENT PREPARED BY:
DUANE W. DEVAULT
Attorney at Law
Post Office Box 387
Hendersonville, TN 37077-0387
(615) 822-7301 Office
(615) 826-0473 Facsimile

TAX PARCEL ID: 090-11A, 100 CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 9th, 2010 and recorded in REGISTER'S INSTRUMENT NO. 20100414-0028216 in the Register's Office of Davidson County, Tennessee, Glenn Chandler conveyed to Rachel C. Nelley, Trustee, the hereinafter described real property for the purpose of securing the payment of the mortgage indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned, DUANE W. DEVAULT, Attorney at Law, as Substitute Trustee by instrument of record in REGISTER'S INSTRUMENT NO. 20140326-0024856 in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said real property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said real property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on Tuesday, August 5th, 2014 at the Door of the Register's Office, 501 Broadway, Suite 501, Bridgestone Center, Nashville, Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said real property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to THOMAS PATRICK DAVIS at and for the sum of FIFTY-TWO THOUSAND DOLLARS ($52,000.00), that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the mortgage indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the foreclosure sale, the balance being applied upon said mortgage indebtedness for which property was sold.

NOW THEREFORE, in consideration of the premises and the payment by THOMAS PATRICK DAVIS of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned DUANE W. DEVAULT as Substitute Trustee does hereby grant, bargain, sell and convey to the said THOMAS PATRICK DAVIS, his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, Davidson County, Tennessee, to-wit:

BEING UNIT J-100 ON THE PLAN OF ROCK HARBOR CONDOMINIUMS OF RECORD IN BOOK 6153, PAGE 421 (PAGES 463-466 OF THE SAME DOCUMENT) IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST IN ALL COMMON ELEMENTS OF ROCK HARBOR CONDOMINIUM ASSOCIATION, ALL AS DESCRIBED IN BOOK 6153, PAGE 421 AND RESTATED IN BOOK 6162, PAGE 251, AND BY AMENDMENT IN BOOK 6896, PAGE 661, AND BOOK 7369, PAGE 206 AND INSTRUMENT NO. 20060712-0083758 AND INSTRUMENT NO. 20100121-0005427 ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE IDENTIFICATION OR DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO VICKIE L. DAVIS (FORMELY VICKIE L. CHRISTENSEN) BY DEED FROM T. PATRICK DAVIS OF RECORD IN BOOK 10765, PAGE 23, DATED JANUARY 22, 1998, SAID REGISTER'S OFFICE.

THE SUBJECT REAL PROPERTY IS IMPROVED PROPERTY COMMONLY AND MUNICIPALLY KNOWN AS UNIT J-100 515 BASSWOOD DRIVE, ROCK HARBOR CONDOMINIUMS, NASHVILLE, TENNESSEE 37209.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

GLENN CHANDLER, his heirs and representatives obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20100414-0028215 of the Register's Office of Davidson County, Tennessee.

Subject to any unpaid real estate taxes.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto THOMAS PATRICK DAVIS, his successors and assigns, in fee simple forever, to whom the said DUANE W. DEVAULT, Substitute Trustee warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording of Substitute Trustee	$ 12.00
Publication Expense	$ 332.50
Attorney's Fees and Substitute Trustee's Fees	$ 1,500.00
Credit on Note	$ 50,155.50
	$ 52,000.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said DUANE W. DEVAULT, Substitute Trustee, on the 5th day of August, 2014 has hereunto set his hand and seal.

DUANE W. DEVAULT, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVDISON)

On the 5th day of August, 2014, before me, the undersigned, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared DUANE W. DEVAULT, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and official seal at office the day and year above written.

LINDA B. DEVAULT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 12/21/2015

TAX

PROPERY ADDRESS
UNIT J-100 515 BASSWOOD DRIVE
ROCK HARBOR CONDOMINIUMS
NASHVILLE, TENNESSEE 37209.

PROPERTY OWNER RESPONSIBLE FOR PAYMENT OF TAXES
THOMAS PATRICK DAVIS
POST OFFICE BOX 90382
NASHVILLE, TN 37209-0382

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUTAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $52,000.00

AFFIANT

SUBSCRIBED TO AND SWORN TO BEFORE ME ON AUGUST 5TH, 2014.

LINDA B. DEVAULT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: 12/21/2015