BILL GARRETT, Davidson County
Trans:T20140083290 DEEDTRS
Recvd: 11/04/14 14:25 3 pgs
Fees:18.00 Taxes:444.00
20141104-0101894

This instrument prepared by:
Kevin J. Jones
Attorney at Law
1801 8th Avenue South, Suite 100
Nashville, Tennessee 37203

Address New Owner:
Northpointe Bank
3333 Deposit Drive NE
Grand Rapids, MI 49546

Send Tax Bills To:
SAME

Map/ Parcel
108-08-0-259.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the terms, conditions and payments in a certain Deed of Trust dated May 30, 2008, executed by Jermaine Johnson and Aletha Johnson, to James L. Fuqua, Jr., Trustee, of record at Instrument No. 200806130061346, Register's Office for Davidson County, Tennessee, to secure the indebtedness described therein for the benefit of NPB MORTGAGE, LLC; and,

WHEREAS, the lawful owner and holder of the indebtedness having appointed the undersigned, Kevin J. Jones, 1801 8th Ave. S., Ste. 100, Nashville, TN 37203 or his duly appointed agent as Substitute Trustee by written instrument of record at Instrument No. 20121214-0115248, in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Kevin J. Jones, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and,

WHEREAS, I caused said property to be advertised in the Davidson A.M. Section, of The Tennessean, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:00 a.m., on Friday, October 24, 2014, on the front steps of the Metro Davidson County Courthouse and City Hall at, Nashville, Tennessee; and,

WHEREAS, at said sale on October 24, 2014, at 11:00 a.m., on the front steps of the Metro Davidson County Courthouse and City Hall in Nashville, Tennessee the within described property was offered for sale, and the highest, last and best bid received was in the amount of One-hundred twenty Thousand and 00/100 Dollars ($120,000.00), said offer and bid having been made by Northpointe Bank;

NOW, THEREFORE, in consideration of said sum, I, Kevin J. Jones, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to Northpointe Bank, its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 33 ON THE PLAN OF REELFOOT, SECTION THREE, AS OF RECORD IN BOOK 6250, PAGES 167 & 168, SAID REGISTER'S OFFICE.

SAID LOT NO. 33 FRONTS 77.09 FEET ON THE SOUTHWESTERLY SIDE OF REELFOOT DRIVE AND RUNS BACK 143.17 FEET ON THE NORTHERLY LOT LINE, AND 105.49 ON THE SOUTHERLY LOT LINE, TO A LINE IN THE REAR WHICH MEASURES 69.72 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JERRY KIRKPATRICK AND WIFE, SHEILA KIRKPATRICK BY DEED FROM MIKE BREECE AND WIFE, PAMELA BREECE DATED JULY 1, 1987 OF RECORD IN BOOK 7288, PAGE 743, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN JERMAINE JOHNSON AND WIFE, ALETHA JOHNSON, JOINT TENANTS BY DEED FROM JERRY KIRKPATRICK AND WIFE, SHEILA KIRKPATRICK, DATED MAY 30, 2008, AND BEING RECORDED SIMULTANEOUSLY HEREWITH, OF RECORD IN INSTRUMENT NUMBER 20080613-0061345, SAID REGISTER'S OFFICE.

Property address known as: 3073 Reelfoot Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Northpointe Bank, its successors, heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 4 day of November, 2014.

Kevin J. Jones, Substitute Trustee

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Jones, Substitute Trustee, the bargainor, 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 Nashville, Tennessee, this 4th day of November, 2014.

Notary Public
My Commission Expires: 3.3.15

CASEY BEVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is 120,000 oc.

Affiant

Subscribed and sworn to before me this 4th day of November, 2014.

Notary Public
My Commission Expires: 3.3.

CASEY BEVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015