This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 149 05 0 154.00
4748 TERRAGON TRAIL
ANTIOCH, TENNESSEE 37013

NO MORTGAGE
New Owner - Send Tax Bills:
CAPITAL JOURNEY
301 S. PERIMETER PARK DR.
SUITE 100
NASHVILLE, TN 37211

Davidson County DEEDTRS
Recvd: 12/05/14 14:22 3 pgs
Fees:18.00 Taxes:124.36
20141205-0111801

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 5, 1994, VADEN M. LACKEY, JR.,** was named Trustee in a Deed of Trust of even date executed by **MELISSA K. ATWOOD (NKA MELISSA K. BRYANT), AN UNMARRIED PERSON,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$42,300.00** principal, said Deed of Trust being recorded in **BOOK 9429, PAGE 739,** 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. 20140805-0070063,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** 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: **AUGUST 15, 2014/ AUGUST 22, 2014/ AUGUST 29, 2014** in **DAVIDSON/WILSON ZONE,** 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, OCTOBER 3, 2014 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, OCTOBER 31, 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, **J. PHILLIP JONES,** individually or by and through his 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 **CAPITAL JOURNEY,** submitted the highest and best bid in the amount of **$33,610.44.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **CAPITAL JOURNEY,** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF TERRAGON TRAILS, SECTION 5, OF RECORD IN BOOK 5050, PAGE 87, AS REVISED IN BOOK 5200, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 12 FRONTS 66.15 FEET ON THE WESTERLY SIDE OF TERRAGON TRAIL AND EXTENDS BACK BETWEEN PARALLEL LINES 130 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MELISSA K. ATWOOD, AN UNMARRIED PERSON, BY WARRANTY DEED DATED AUGUST 5, 1994, OF RECORD IN BOOK 9429, PAGE 736, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM MELISSA K. BRYANT, A MARRIED WOMAN AND JOINED BY HER SPOUSE JERRY F. BRYANT TO MELISSA K. BRYANT AND JERRY F. BRYANT, WIFE AND HUSBAND AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, BY WARRANTY DEED DATED JUNE 2, 2005, OF RECORD IN INSTRUMENT NO. 20050718-0082922, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 4748 TERRAGON TRAIL, ANTIOCH, TENNESSEE 37013

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **CAPITAL JOURNEY**, all the rights conveyed to meas 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 **OCTOBER 31, 2014.**

J. PHILLIP JONES
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, **J. PHILLIP JONES**, 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 **OCTOBER 31, 2014.**

Notary Public

My Commission Expires: 10·18·16

JESSICA BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $33,610.44.

Affiant

Subscribed and sworn to before me, this **31ST day of OCTOBER, 2014.**

Notary Public
My Commission Expires: 10·18·16

JESSICA BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 18, 2016

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

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: March 3, 2015

