This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 062 02 0B 087.00
4445 FROST ST.
NASHVILLE, TENNESSEE 37214

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

BILL GARRETT, Davidson County
Trans:T20150002703 DEEDTRS
Recvd: 01/12/15 14:27 2 pgs
Fees:13.00 Taxes:647.29
20150112-0003196

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 6, 2006, SOUTHEAST TITLE,** was named Trustee in a Deed of Trust of even date executed by **HEATHER HORTON, A SINGLE WOMAN,** conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$173,00.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20061215-0154975**, 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 **INSTRUMENT NO. 20141003-0091952,** 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 **NOVEMBER 21, 2014/ NOVEMBER 28, 2014/ DECEMBER 5, 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, JANUARY 9, 2015 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 **U.S. BANK NATIONAL ASSOCIATION,** submitted the highest and best bid in the amount of **$174,943.76.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** 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:

SITUATED AND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND LEGALLY DESCRIBED AS:

LAND IN DAVIDSON COUNTY, BEING LOT NUMBER 16 IN ABBINGTON PARK SECTION THREE PHASE ONE OF RECORD IN INSTRUMENT 200407280090230 SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO HEATHER HORTON, A SINGLE WOMAN, BY WARRANTY DEED DATED SEPTEMBER 16, 2004, OF RECORD IN INSTRUMENT NO. 20040922-0114180, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 4445 FROST ST, NASHVILLE, TENNESSEE 37214.

I, **J. PHILLIP JONES**, 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 **JANUARY 9, 2015.**

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 **JANUARY 9, 2015.**

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, whicheveris greater for this transfer is $174,943.76.

Affiant

Subscribed and sworn to before me, this 9TH day of **JANUARY, 2015.**

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