BILL GARRETT, Davidson County
Trans:T20150014006 DEEDTRS
Recvd: 02/26/15 09:20 2 pgs
Fees:13.00 Taxes:473.22
20150226-0016464

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203

NO MORTGAGE
New Owner - Send Tax Bills:
REGIONS BANK
P.O. BOX 10063
BIRMINGHAM, AL 35202

PARCEL ID 033 03 0B 016.00
118 TRELLIS WAY
GOODLETTSVILLE, TENNESSEE 37072

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **SEPTEMBER 30, 2004, DAVID IVES,** was named Trustee in a Deed of Trust of even date executed by **MICHAEL LESPERANCE (AKA MICHAEL J. LESPERANCE) AND RHONDA LESPERANCE, HUSBAND AND WIFE,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$20,480.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20041207-0145807** 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 INSTRUMENT NO. 20150106-0001142,** 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, **JANUARY 16, 2015/ JANUARY 23, 2015/ JANUARY 30, 2015,** 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, FEBRUARY 20, 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,** 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 **REGIONS BANK,** submitted the highest and best bid in the amount of **$18,396.17.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **REGIONS BANK,** 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 (ERRONEOUSLY SUMNER COUNTY IN DEED OF TRUST), TENNESSEE, BEING LOT NO. 59 ON THE FINAL PLAT OF DRY CREEK FARMS, SECTION 2, OF RECORD IN INSTRUMENT NO. 200404210045040, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO THE FIRST DEED OF TRUST OF RECORD IN INSTRUMENT NO. 20041007-0121092, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL J. LESPERANCE, A MARRIED MAN, HIS HEIRS AND ASSIGNS, BY WARRANTY DEED DATED SEPTEMBER 30, 2004 OF RECORD IN INSTRUMENT NO. 20041007-0121091, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 118 TRELLIS WAY, GOODLETTSVILLE, TENNESSEE 37072.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **REGIONS BANK**, 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.

Mee Substitute

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 **FEBRUARY 20, 2015.**

Jessica Binkley

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 $127,896.17
THE ABOVE AMOUNT INCLUDES THE APPROXIMATE BALANCE OF THE FIRST MORTGAGE.

Affiant

Subscribed and sworn to before me, this **20TH day of FEBRUARY, 2015.**

Jessica Binkley

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