This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 133 05 0 017.00
500 VERITAS ST.
NASHVILLE, TENNESSEE 37211

NO MORTGAGE
New Owner - Send Tax Bills:
LEX & CO., LLC
4848 CORNING DR.
NASHVILLE, TN 37211

BILL GARRETT, Davidson County
Trans:T20150019842 DEEDTRS
Recvd: 03/18/15 14:29 2 pgs
Fees:13.00 Taxes:395.90
20150318-0023419

TRUSTEE'S DEED

WHEREAS, on **SEPTEMBER 18, 2009**, **J. PHILLIP JONES** was named Trustee in a Deed of Trust of even date executed by **TAMMY A MUSIC (UNMARRIED),** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$103,098.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20090921-0087808,** 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** was appointed Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20090921-0087808,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such 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: **JANUARY 23, 2015/ JANUARY 30, 2015/ FEBRUARY 6, 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 **THURSDAY, MARCH 5, 2015 AT 10 A.M., AT THE FRONT ENTRANCE OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** individually or by and through his agent, as said 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 **LEX & CO., LLC,** submitted the highest and best bid in the amount of **$107,000.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Trustee, do hereby sell, transfer and convey to **LEX & CO., LLC,** 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, DESCRIBED AS FOLLOWS:

TRACT ONE:
BEING LOT NO. SIXTY SEVEN (67) IN SUNRISE HEIGHTS ADDITION, A PLAN OF WHICH IS RECORDED IN PLAN BOOK 431, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

TRACT TWO:
BEING THE SOUTH ONE-HALF OF LOT NO. SIXTY SIX (66) IN SUNRISE HEIGHTS (ERRONEOUSLY HEIGTHS IN DEED OF TRUST) ADDITION AS OF RECORD IN PLAN BOOK 421, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID PART OF LOT NO. 66 FRONTS 25 FEET ON THE WESTERLY SIDE OF KEYSTONE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO TAMMY A. MUSIC, BY WARRANTY DEED DATED SEPTEMBER 18, 2009, OF RECORD IN INSTRUMENT NO. 20090921-0087807, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 500 VERITAS ST, NASHVILLE, TENNESSEE 37211.

I, **J. PHILLIP JONES**, Trustee, convey to **LEX & CO., LLC**, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

J. PHILLIP JONES
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**, 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 **NASHVILLE**, Tennessee, on **MARCH 5, 2015.**

Notary Public

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

My Commission Expires: 10'18'16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$107,000.00.**

Affiant

Subscribed and sworn to before me, this **5TH day of MARCH, 2015.**

Notary Public

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

My Commission Expires: 10'18'16

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