This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
**PARCEL ID 032 13 0 048.00**
**4208 BRICK CHURCH PIKE**
**WHITES CREEK, TENNESSEE 37189**

NO MORTGAGE
New Owner - Send Tax Bills:
**TENNESSEE HOUSING DEVELOPMENT AGENCY**
**502 DEADERICK STREET**
**THIRD FLOOR**
**NASHVILLE, TENNESSEE 37**

BILL GARRETT, Davidson County
Trans:T20150031464 DEEDTRS
Recvd: 04/27/15 08:34 2 pgs
Fees:12.00 Taxes:0.00

20150427-0037127

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, on **JULY 26, 2012, BILL TITUS,** was named Trustee in a Deed of Trust of even date executed by **NANCY NETTLES, AN UNMARRIED PERSON,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $105,552.00 principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20120823-0075764,** 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. 20140521-0043574,** 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 twentyone (21) days notice by three (3) successive publications, namelyof: **JUNE 13, 2014/ JUNE 20, 2014/ JUNE 27, 2014** in **DAVIDSON A.M.,** 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 **THURSDAY, JULY 17, 2014 AT 10:00 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, SEPTEMBER 11, 2014 AT 10:00 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, OCTOBER 30, 2014 AT 10:00 A.M., AND BY PUBLIC ANNOUNCEMENT, CONTINUED TO THURSDAY, JANUARY 15, 2015 AT 10:00 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, APRIL 23, 2015 AT 10:00 A.M. IN THE AUCTION.COM ROOM AT THE SCHERMERHORN SYMPHONY CENTER, ONE SYMPHONY PLACE, 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 **TENNESSEE HOUSING DEVELOPMENT AGENCY** submitted the highest and best bid in the amount of $99,160.00.

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **TENNESSEE HOUSING DEVELOPMENT AGENCY** 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, TENNESSEE, BEING LOT NO. 5, ON THE PLAN OF TIMBERTRAIL SECTION III, OF RECORD IN PLAT BOOK 5190, PAGE 745, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.**

**SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.**

**BEING THE SAME PROPERTY CONVEYED TO NANCY NETTLES, UNMARRIED, BY WARRANTY DEED DATED JULY 26, 2012, OF RECORD IN INSTRUMENT NO. 20120823-0075763, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**THIS IS IMPROVED PROPERTY KNOWN AS 4208 BRICK CHURCH PIKE, WHITES CREEK, TENNESSEE 37189.**

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **TENNESSEE HOUSING DEVELOPMENT AGENCY** 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.

Substitute Trustee

**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 **APRIL 23, 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, whichever is greater for this transfer is **$99,160.00.**
**TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY**

Affiant

Subscribed and sworn to before me, this **23RD day of APRIL, 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