This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 016 00 0 011.00
2794 IVEY POINT RD.
GOODLETTSVILLE, TENNESSEE 37072

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK, NATIONAL ASSOCIATION
200 SOUTH SIXTH STREET
MINNEAPOLIS, MN 55402

BILL GARRETT, Davidson County
Trans: T20150034830 DEEDTRS
Recvd: 05/06/15 09:54 2 pgs
Fees: 13.00 Taxes: 211.40
20150506-0041257

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 15, 2003, I. DYKE TATUM,** was named Trustee in a Deed of Trust of even date executed by **PERRY T ARRINGTON AND KAREN M ARRINGTON AKA PERRY & KAREN ARRINGTON WHO ARE HUSBAND AND WIFE,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$75,000.00,** principal said Deed of Trust being recorded in **INSTRUMENT NO. 20030507-0060940**, 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. 20140710-0060910,** 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 **AUGUST 1, 2014/ AUGUST 8, 2014/ AUGUST 15, 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 on **FRIDAY, SEPTEMBER 19, 2014 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, DECEMBER 12, 2014 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, FEBRUARY 20, 2015 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, MAY 1, 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 $57,135.00.

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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TOWIT:

LAND SITUATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A POINT IN THE CENTER OF IVEY POINT ROAD, CORNER TO LEONARD STERRY IN WALTER KRANTZ' EAST LINE AND THE NORTHWEST CORNER OF THE TRACT HEREIN CONVEYED; THENCE WITH THE CENTER OF IVEY POINT ROAD, SOUTH 21 DEG 43' WEST 100 FEET; THENCE SOUTH 29 DEG 13' WEST 100 FEET; THENCE SOUTH 30 DEG 45' WEST 50 FEET AND LEAVING SAID ROAD; THENCE SOUTH 71 DEG 31' EAST 642.1 FEET; THENCE NORTH 3 DEG EAST 400 FEET; THENCE NORTH 87 DEG WEST 519.3 FEET TO THE POINT OF BEGINNING, CONTAINING 4.1 ACRES.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED TO PERRY T. ARRINGTON AND WIFE, KAREN M. ARRINGTON, BY DEED DATED OCTOBER 28, 1988 OF RECORD IN BOOK 7689, PAGE 927, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO UCC FINANCING STATEMENT OF RECORD IN INSTRUMENT NO. 20110228-0015966, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2794 IVEY POINT RD, GOODLETTSVILLE, TENNESSEE 37072.

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.

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 **MAY 1, 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 **$57,135.00.**

Affiant

Subscribed and sworn to before me, this **1ST day of MAY, 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