BILL GARRETT, Davidson County
Trans:T20150051464 DEEDTRS
Recvd: 06/26/15 11:38 2 pgs
Fees:13.00 Taxes:329.30
20150626-0061697

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 072 11 0 250.00
2302 BURNS ST.
NASHVILLE, TENNESSEE 37216

NO MORTGAGE
New Owner - Send Tax Bills:
GEORGE BRANDT
603 FATHERLAND ST.
NASHVILLE, TN 37206

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 8, 2007, FMLS, INC.**, was named Trustee in a Deed of Trust of even date executed by **GILBERT D ANDERSON, UNMARRIED**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$36,000.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20070323-0035423** 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. 20140411-0030642**, 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 **FEBRUARY 6, 2015/ FEBRUARY 13, 2015/ FEBRUARY 20, 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, MARCH 20, 2015 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, MAY 1, 2015 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, MAY 15, 2015 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, MAY 29, 2015 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, JUNE 12, 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 **GEORGE BRANDT** submitted the highest and best bid in the amount of **$89,000.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **GEORGE BRANDT** 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:

BEING LOT NO. 33, IN THE PLAN OF W.J. MYERS SUBDIVISION OF PART OF MAXEY'S ADDITION TO NASHVILLE, OF RECORD IN PLAT BOOK 332, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GILBERT DWAYNE ANDERSON, BY WARRANTY DEED DATED FEBRUARY 18, 1980 OF RECORD IN BOOK 5567, PAGE 491, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING PART OF THE SAME PROPERTY CONVEYED FROM GILBERT DWAYNE ANDERSON TO MYRTLE MURPHY AND REGINA OWENS, BY WARRANTY DEED DATED JULY 23, 1982 OF RECORD IN BOOK 5914, PAGE 723, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING PART OF THE SAME PROPERTY CONVEYED FROM MYRTLE MURPHY AND REGINA OWENS TO GILBERT DWAYNE ANDERSON, BY QUITCLAIM DEED DATED OCTOBER 25, 1983 OF RECORD IN BOOK 6557, PAGE 645, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID GILBERT D. ANDERSON HAVING SINCE DIED ON OR ABOUT SEPTEMBER 25, 2013.

THIS IS IMPROVED PROPERTY KNOWN AS 2302 BURNS ST, NASHVILLE, TENNESSEE 37216.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **GEORGE BRANDT** 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.

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 **JUNE 12, 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 $89,000.00.

Affiant

Subscribed and sworn to before me, this **12TH day of JUNE, 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