BILL GARRETT, Davidson County
Trans:T20150066916 DEEDTRS
Recvd: 08/12/15 08:24 2 pgs
Fees:13.00 Taxes:282.25
20150812-0080461

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

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

PARCEL ID: 042 07 0 054.00
706 NORTH GRAYCROFT AVENUE
MADISON, TENNESSEE 37115

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **NOVEMBER 30, 2012, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,** was named Trustee in a Deed of Trust of even date executed by **KATHLEEN SEBASTIAN NELSON, UNMARRIED,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$91,000.00,** principal said Deed of Trust being recorded in **INSTRUMENT NO. 20121226-0118449, (SEE ALSO MASTER FORM DEED OF TRUST OF RECORD IN INSTRUMENT NO. 20071005-0118729 OF WHICH ALL PROVISIONS AND SECTIONS ARE INCORPORATED INTO AND SHALL GOVERN, SAID DEED OF TRUST),** 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. 20150427-0037124,** 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 **MAY 28, 2015/JUNE 4, 2015/JUNE 11, 2015** in **ALL TENNESSEAN,** 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, JUNE 26, 2015 AT 3:00 P.M., LOCAL TIME, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, JULY 10, 2015 AT 3:00 P.M., LOCAL TIME, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, AUGUST 7, 2015 AT 3:00 P.M., LOCAL TIME 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, SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION, N.D.** submitted the highest and best bid in the amount of **$76,282.60**

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, SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION, N.D.** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 115 FEET OF LOT NO. 18 ON THE MAP OF SECTION I, MORNING VIEW SUBDIVISION, AS OF RECORD IN BOOK 2133, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 18 FRONTS 115 FEET ON THE EASTERLY SIDE OF GRAYCROFT AVENUE AND RUNS BACK BETWEEN LINES 341.75 FEET ON THE SOUTHERLY SIDE AND 342 FEET, MORE OR LESS ON THE NORTHERLY SIDE TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 115 FEET.

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 KATHLEEN SEBASTIAN NELSON A/K/A KAY S. NELSON, AN UNMARRIED PERSON, BY FINAL DECREE DATED JULY 9, 1975 OF RECORD IN BOOK 4947, PAGE 428, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SEE ALSO BOOK 4948, PAGE 510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO FIRST DEED OF TRUST OF RECORD IN INSTRUMENT NO. 20050111-0004149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID KATHLEEN SEBASTIAN NELSON HAVING SINCE DIED ON OR ABOUT JUNE 26, 2014.

THIS IS IMPROVED PROPERTY KNOWN AS 706 NORTH GRAYCROFT AVENUE, MADISON, TENNESSEE 37115.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION, N.D.** 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 **AUGUST 7, 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 **$76,282.60.**

Affiant

Subscribed and sworn to before me, this **7TH day of AUGUST, 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