This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 086 08 0A 045.00
2000 STROMBURY DR.
HERMITAGE, TENNESSEE 37076

NO MORTGAGE
New Owner - Send Tax Bills:
ANDY REGG
121 HIDDEN PT
HENDERSONVILLE, TENNESSEE 37075

BILL GARRETT, Davidson County
Trans:T20150073163 DEEDTRS
Recvd: 08/28/15 09:38 2 pgs
Fees:13.00 Taxes:544.87
20150828-0087262

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 23, 2011, JONATHAN R. VINSON,** was named Trustee in a Deed of Trust of even date executed by **ANDREW R CLINTON, MARRIED (JOINED BY HIS WIFE, BRITTNEY GUY),** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$157,893.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20110328-0023718, AS RERECORDED IN INSTRUMENT NO. 20110405-0026301,** 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. 20141121-0107228,** 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 of: **DECEMBER 5, 2014/ DECEMBER 12, 2014/ DECEMBER 19, 2014** 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 **THURSDAY, JANUARY 8, 2015 AT 10:00 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, FEBRUARY 19, 2015 AT 10:00 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, APRIL 2, 2015 AT 10:00 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, MAY 28, 2015 AT 10:00 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, JULY 9, 2015 AT 10:00 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, AUGUST 20, 2015 AT 10:00 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 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 **ANDY REGG,** submitted the highest and best bid in the amount of **$147,261.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **ANDY REGG,** 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 ALL OF LOT NO. 458, ON THE FINAL P.U.D. PLAN, PLANNED UNIT DEVELOPMENT, PHASE III-A, CAMDEN WOODS, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 7900, PAGE 571, AS AMENDED IN BOOK 9475, PAGE 440, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FORMORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ANDREW R. CLINTON MARRIED, BY WARRANTY DEED DATED MARCH 23, 2011, OF RECORD IN INSTRUMENT NO. 20110328-0023716, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM ANDREW R. CLINTON AND WIFE, BRITTNEY GUY TO ANNDRA JACKSON, UNMARRIED, BY QUITCLAIM DEED DATED OCTOBER 17, 2014, OF RECORD IN INSTRUMENT NO. 20141023-0097738, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2000 STROMBURY DR, HERMITAGE, TENNESSEE 37076.

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **ANDY REGG,** 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 20, 2015.**

Notary Public

My Commission Expires: 10-18-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$147,261.00.**

Affiant

Subscribed and sworn to before me, this **20TH day of AUGUST, 2015.**

Notary Public

My Commission Expires: 10-18-16

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