This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WSC 1701-120861-FC

BILL GARRETT, Davidson County
Trans:T20150073215 DEEDTRS
Recvd: 08/28/15 10:53 2 pgs
Fees:13.00 Taxes:574.24
20150828-0087313

Tennessee
Map # 064-16-0E-092.00CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 30, 2008, and recorded in Register's Instrument No. 20080502-0045381 in the Register's Office of Davidson County, Tennessee, Phyllis Hoggard, an unmarried woman, conveyed to Robert M. Wilson, Jr., Attorney, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Register's Instrument No. 20150413-0032055 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on May 14, 2015 at which time said sale was postponed and held on August 20, 2015, at the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201 of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale James Deatrick Jr., a single man, whose address is 1285 N. Mount Juliet Rd. , Mount Juliet, TN 37122 being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED FIFTY FIVE THOUSAND TWO HUNDRED AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by James Deatrick Jr., a single man of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said James Deatrick Jr., a single man, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being all of Unit 92, in Building 24, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Inst. No. 200610250132473 and amended in Inst. No. 200611060137656, Register's Office for Said County, to which Plan reference is hereby made for a more complete description.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Phyllis Hoggard, an unmarried person, (his/hers/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 200805020045380, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto James Deatrick Jr., a single man, his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on August 20, 2015 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 20, 2015 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

DIXIE CHAMBERS
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
308 Griffin Place,
Hermitage, TN 37076-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James Deatrick Jr., a single man
1285 N. Mount Juliet Rd.
Mount Juliet TN 37122

****

STATE OF TENNESSEE – COUNTY OF _____
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,200.00
AFFIANT_____
SUBSCRIBED AND SWORN TO BEFORE ME, August 20, 2015
NOTARY PUBLIC_____
MY COMMISSION EXPIRES_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 155,200
_____, **Affiant**
Subscribed and sworn before me this the
28 **Day of** August, 2015.
Brandi Weeks, **Deputy Register**