This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 163 05 0B 090.00
5170 HICKORY HOLLOW PARKWAY #236
ANTIOCH, TN 37013

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK NATIONAL ASSOCIATION
3121 MICHELSON DRIVE, STE 500
IRVINE, CA 92612

BILL GARRETT, Davidson County
Trans:T20150076892 DEEDTRS
Recvd: 09/10/15 08:40 2 pgs
Fees:13.00 Taxes:250.12
20150910-0091788

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JULY 13, 2006**, **DUKE TITLE & ESCROW,** was named Trustee in a Deed of Trust of even date executed by **KAWANIS HUGGINS, A SINGLE WOMAN,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$113,000.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20060719-0087050,** 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,** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20111031-0084682,** 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: **JUNE 25, 2015/ JULY 2, 2015/ JULY 9, 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, JULY 24, 2015 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, SEPTEMBER 4, 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, SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION, N.D.** submitted the highest and best bid in the amount of **$ 67,600.00.**

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, 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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 90 ON THE PLAN OF MILL PARK, SECTION ONE, PHASE II, (FORMERLY HICKORY HOLLOW TOWNHOMES), A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) OF RECORD IN INSTRUMENT NO. 20000706-0066999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KAWANIS Y. HUGGINS, UNMARRIED BY WARRANTY DEED FROM NVR, INC., T/A RYAN HOMES, A VIRGINIA CORPORATION, DATED 8/2/02 AND FILED FOR RECORD IN INSTRUMENT 20020806-0094719, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ADDRESS OF THIS PROPERTY IS KNOWN AS 5170 HICKORY HOLLOW PARKWAY #236, ANTIOCH, TN 37013.

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

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 **SEPTEMBER 4, 2015.**

Jessica Binkley

Notary Public

JESSICA BINKLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires October 18, 2016

My Commission Expires: 10.18.16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whicheveris greater for this transfer is $ 47,000.00.

Affiant

Subscribed and sworn to before me, this **4th day of SEPTEMBER, 2015.**

Jessica Binkley

Notary Public

JESSICA BINKLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires October 18, 2016

My Commission Expires: 10.18.16

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