This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 176 02 0 030.00
5032 TRAILWATER DR.
ANTIOCH, TN 37013

BILL GARRETT, Davidson County
Trans:T20150086421 DEEDTRS
Recvd: 10/09/15 14:29 2 pgs
Fees:13.00 Taxes:414.40
20151009-0103292

NO MORTGAGE
New Owner - Send Tax Bills:
SHELBY HOLDINGS LLC
6800 POPLAR AVENUE
MEMPHIS, TN 38138

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 31, 2008, RONALD M HARKAVY,** was named Trustee in a Deed of Trust of even date executed by **MONICA L BAUGH AND KEVIN A BAUGH, HUSBAND AND WIFE,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$130,860.00** principal, said Deed of Trust being recorded **INSTRUMENT NO. 20081106-0110704,** 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. 20130814-0085485,** 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 realestate 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: **JUNE 2, 2015/ JUNE 9, 2015/JUNE 16, 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 **THURSDAY, AUGUST 6, 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 **SHELBY HOLDINGS LLC** submitted the highest and best bid in the amount of **$112,000.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **SHELBY HOLDINGS LLC** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

*a Tennessee Limited Liability Company

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 252 ON THE PLAN OF PEPPERTREE FOREST SUBDIVISION, SECTION 15 OF RECORD IN PLAT BOOK 7900, PAGE 574, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR HEREIN BY WARRANTY DEED OF EVEN DATE BEING RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20081106-0110703, REGISTER'S OFFICE FOR SAID COUNTY

BEING THE SAME PROPERTY CONVEYED TO MONICA L. BAUGH AND HUSBAND, KEVIN A. BAUGH (ERRONEOUSLY REFERRED TO AS KEITH A. BAUGH), BY WARRANTY DEED DATED OCTOBER 31, 2008 OF RECORD IN INSTRUMENT NO. 20081106-0110703, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM KEVIN BAUGH TO MONICA L. BAUGH, HER HEIRS, SUCCESSORS, AND ASSIGNS, BY QUITCLAIM DEED DATED FEBRUARY 21, 2013 OF RECORD IN INSTRUMENT NO. 20130228-0020278, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5032 TRAILWATER DR, ANTIOCH, TN 37013.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **SHELBY HOLDINGS LLC** 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 6, 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 **$112,000.00.**

Affiant

Subscribed and sworn to before me, this **6TH 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:
CloseTrak, LLC
5860 Ridgeway Center Pkwy, Ste 101
Memphis, TN 38120