This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 150 11 0 042.00
3356 TOWNE RIDGE DRIVE
ANTIOCH, TENNESSEE 37013

NO MORTGAGE
New Owner - Send Tax Bills:
CAPITAL JOURNEY, LLC
301 S. PERIMETER PARK DR.
STE. 100
NASHVILLE, TENNESSEE 37211

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JULY 29, 2005, ROBERT M. WILSON, JR, ATTORNEY,** was named Trustee in a Deed of Trust of even date executed by **KENDRA D GILCHREASE, AND KELVIN GILCHREASE, HUSBAND AND WIFE,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$112,610.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20050804-0091815,** 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, were appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20140203-0009497** 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: **SEPTEMBER 22, 2015/ SEPTEMBER 29, 2015/ OCTOBER 6, 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, OCTOBER 29, 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 **CAPITAL JOURNEY, LLC** submitted the highest and best bid in the amount of **$91,500.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **CAPITAL JOURNEY, LLC** 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:

A CERTAIN TRACT OR PARCEL OF LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 125, ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION II, OF RECORD IN PLAT BOOK 5200, PAGE 176 AND 177, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KEVIN GILCHREASE AND WIFE, KENDRA GILCHREASE FROM MAYME L CECIL, UNMARRIED BY WARRANTY DEED RECORDED IN INST NO. 20050804-0091814, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 5456, PAGE 511, REGISTER'S OFFICE FOR SAID COUNTY.

THIS IS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY. TAXES FOR THE CURRENT YEAR HAVE BEEN PRORATED AND ARE ASSUMED BY THE GRANTEE(S) HEREIN.

THIS IS IMPROVED PROPERTY KNOWN AS 3356 TOWNE RIDGE DRIVE, ANTIOCH, TENNESSEE 37013.

BILL GARRETT, Davidson County
Trans: T20160003656 DEEDTRS
Recvd: 01/14/16 12:16 2 pgs
Fees: 13.00 Taxes: 338.55
20160114-0003995

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **CAPITAL JOURNEY, 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 **OCTOBER 29, 2015.**

Notary Public

My Commission Expires: 10.18.16

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$91,500.00.**

Affiant

Subscribed and sworn to before me, this **29TH day of OCTOBER, 2015.**

Notary Public

My Commission Expires: 10.18.16

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

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