This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 162 13 0 179.00
108 CEDARMONT CIR
NASHVILLE, TN 37211

NO MORTGAGE
New Owner - Send Tax Bills:
RIMON G. MAKAR AND
MOHSEN FAHMY
762 PEACH ORCHARD DR
NASHVILLE, TENNESSEE 37204

BILL GARRETT, Davidson County
Trans:T20160011500 DEEDTRS
Recvd: 02/11/16 08:53 2 pgs
Fees:13.00 Taxes:370.00
20160211-0013023

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 30, 2011, ADVANCE TITLE SERVICES, LLC,** was named Trustee in a Deed of Trust of even date executed by **ANTHONY S GRIMES AN UNMARRIED MAN,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$68,225.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20110902-0068378,** 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. 20150618-0058350,** 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: **JULY 29, 2015/ AUGUST 5, 2015/ AUGUST 12, 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 **THURSDAY, AUGUST 20, 2015 AT 10:00 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, OCTOBER 1, 2015 AT 10:00 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, NOVEMBER 12, 2015 AT 10:00 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, JANUARY 7, 2016 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 **RIMON G. MAKAR AND MOHSEN FAHMY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** submitted the highest and best bid in the amount of **$100,000.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **RIMON G. MAKAR & MOHSEN FAHMY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** their 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 LOT NO. 44 ON THE PLAN OF DREAMLAND ESTATES, SOUTHEAST, SECTION ONE OF RECORD IN PLAT BOOK 5200, PAGE 646 AND 647, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY S. GRIMES, AN UNMARRIED MAN, BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION, RECORDED IN INSTRUMENT NUMBER 20110902-0068377, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY TRUSTEE'S DEED FILED ON SEPTEMBER 24, 2010, AS INSTRUMENT NO. 20100924-0076315, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 108 CEDARMONT CIR, NASHVILLE, TN 37211.

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **RIMON G. MAKAR & MOHSEN FAHMY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 refered 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 **JANUARY 7, 2016.**

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 **$100,000.00.**

Affiant

Subscribed and sworn to before me, this 7TH **day of JANUARY, 2016.**

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