This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP & PARCEL 059 09 0 030.00
4021 MEADOW HILL DR
NASHVILLE, TN 37218

NO MORTGAGE
New Owner - Send Tax Bills:
CORNERSTONE INVESTMENTS, INC.
718 THOMPSON LANE, SUITE 108
NASHVILLE, TN 37204

BILL GARRETT, Davidson County
Trans:T20160012692 DEEDTRS
Recvd: 02/16/16 14:11 2 pgs
Fees:13.00 Taxes:291.37
20160216-0014481

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 23, 1998, FMLS INC.,** was named Trustee in a Deed of Trust of even date executed by **ROGER M. MOORE AND CYNTHIA D. MOORE JOINT TENANTS, HUSBAND AND WIFE,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$92,000.00**, principal, said Deed of Trust being recorded in **BOOK 11291, PAGE 770,** 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 20151221-0128220,** 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 insaid 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 **JANUARY 12, 2016/ JANUARY 19, 2016/ JANUARY 26, 2016** 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, FEBRUARY 5, 2016 AT 3:00 P.M., LOCAL TIME, ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) 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 **CORNERSTONE INVESTMENTS, INC.,** submitted the highest and best bid in the amount of **$78,747.71.**

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 123 ON THE PLAN OF HAYNES ESTATES, SECTION TWO, AS OF RECORD IN BOOK 4175, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF MEADOW HILL DRIVE, SAID POINT BEING THE COMMON CORNER OF LOTS 122 & 123; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTWARDLY 128.51 FEET TO A POINT; THENCE NORTHWARDLY 98.12 FEET TO THE SOUTHERLY MARGIN OF LYTLE DRIVE; THENCE WITH THE SOUTHERLY MARGIN OF SAID LYTLE DRIVE, EASTWARDLY 97.48 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE TO THE RIGHT 38.64 FEET TO THE WESTWARDLY MARGIN OF MEADOW HILL DRIVE; THENCE WITH THE WESTERLY MARGIN OF SAID MEADOW HILL DRIVE, SOUTHWARDLY 64.56 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS BY DEED OF EVEN DATE RECORDED SIMULTANEOUSLY HEREWITH.

ALSO BEING THE SAME PROPERTY CONVEYED TO ROGER M. MOORE AND CYNTHIA D. MOORE BY DEED DATED DECEMBER 28, 1998, OF RECORD IN BOOK 11291, PAGE 766, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 4021 MEADOW HILL DR, NASHVILLE, TN 37218 (AKA 4021 MEADOW HILL DRIVE, NASHVILLE, TN 37218).

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **CORNERSTONE INVESTMENTS, INC.** 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 **FEBRUARY 5, 2016.**

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 of $78,747.71.

Affiant

Subscribed and sworn to before me, this **5TH day of FEBRUARY, 2016.**

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

Return To:
ATHENS TITLE & ESCROW L.L.C.
5115 MARYLAND WAY
BRENTWOOD, TN 37027