Davidson County DEEDTRS
Recvd: 02/23/16 15:11 3 pgs
Fees:18.00 Taxes:357.05
20160223-0017281

THIS DEED REPLACES PRIOR LOST SUBSTITUTE TRUSTEE'S DEED BY BUYER

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 165 13 0A 089.00
4052 PEPPERWOOD DR.
ANTIOCH, TENNESSEE 37013

NO MORTGAGE
New Owner - Send Tax Bills:
LRW HOLDINGS, LLC
122 GENERALS RETREAT PLACE
FRANKLIN, TENNESSEE 37064

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 18, 2007, RANDALL CLEMONS,** was named Trustee in a Deed of Trust of even date executed by **ANDRE T HILL, A SINGLE MAN,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$125,012.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20080103-0000508,** 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. 20150220-0014604,** 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: **JUNE 9, 2015/ JUNE 16, 2015/ JUNE 23, 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, JULY 23, 2015 AT 10 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 **LRW HOLDINGS, LLC** submitted the highest and best bid in the amount of **$96,500.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **LRW HOLDINGS, 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 LAND (ERRONEOUSLY OMITTED FROM DEED OF TRUST) LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TOWIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 499 ON THE PLAN OF PEPPERTREE FOREST, P.U.D. SECTION EIGHT, OF RECORD IN PLAT BOOK 7900, PAGE 652, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ADAM P. MOSIER FROM JANNIE C. GRAY BY DEED DATED 06/08/00 AND RECORDED IN INST. NO. 200006130058943, SAID REGISTER'S OFFICE

THIS 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.

BEING THE SAME PROPERTY CONVEYED TO ANDRE T. HILL, A SINGLE MAN FROM ADAM MOSIER, UNMARRIED BY WARRANTY DEED IN INSTRUMENT NO. 20080103-0000507, DATED 12-18-07, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM ANDRE T. HILL TO ANDRE T. HILL AND WIFE, ARHMILIA HILL, BY QUITCLAIM DEED DATED JUNE 2, 2011 OF RECORD IN INSTRUMENT NO. 20110606-0043103, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 4052 PEPPERWOOD DR, ANTIOCH, TENNESSEE 37013.

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **LRW 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 **FEBRUARY 10, 2016.**

Notary Public

My Commission Expires: 10.15.16

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 **$96,500.00.**

Affiant

Subscribed and sworn to before me, this **10TH day of FEBRUARY, 2016.**

Notary Public

My Commission Expires: 10.15.16

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

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

