This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP & PARCEL 150 07 0 253.00
3213 OAKVIEW CT
ANTIOCH, TN 37013

NO MORTGAGE
New Owner - Send Tax Bills:
DANIEL HEICHELBECH AND LES LAZARUS
915 LEWISBURG PK
FRANKLIN, TENNESSEE 37064

BILL GARRETT, Davidson County
Trans:T20160016369 DEEDTRS
Recvd: 02/29/16 12:41 2 pgs
Fees:13.00 Taxes:285.27
20160229-0018939

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 3, 2014, CREEKSIDE TITLE AND ESCROW, LLC,** was named Trustee in a Deed of Trust of even date executed by **COREY MACDONALD AN UNMARRIED MAN, AND TAYLOR SHERMAN AN UNMARRIED WOMAN,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$80,514.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20140411-0030693,** 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. 20151223-0129001,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **JESSICA D. BINKLEY,** 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: **JANUARY 18, 2016/ JANUARY 25, 2016/ FEBRUARY 1, 2016** in **ALL TENNESSEAN,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said saie to be for cash and in bar of the equities of redemption, dower and homestead, as provided in saidDeed of Trust.

PURSUANT to said advertisement **THURSDAY, FEBRUARY 18, 2016 AT 10:00 A.M., LOCAL TIME AT THE FRONT ENTRANCE OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **JESSICA D. BINKLEY,** 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 **DANIEL HEICHELBECH AND LES LAZARUS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** submitted the highest and best bid in the amount of**$77,100.00.**

NOW THEREFORE, in consideration of the premises, I, **JESSICA D. BINKLEY,** Substitute Trustee, do hereby sell, transfer and convey to **DANIEL HEICHELBECH AND LES LAZARUS, 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:

FOR REFERENCE ONLY THIS IS PROPERTY BEING KNOWN AS 3213 OAKVIEW COURT ANTIOCH TN 37013 AND BEING DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 16-A, AS SHOWN ON THE MAP ENTITLED ZONE LOT DIVISION, LOT NO. 16 ON THE PLAN OF LAKESHORE WOODS, SECTION 2, OF RECORD IN PLAT BOOK 5200, PAGE(S) 767, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CARLOS EDUARDO LOMANTO BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE DATED APRIL 25, 2006 AND FILED FOR RECORD ON APRIL 28, 2006 OF RECORD IN BOOK 200604280048813, SAID REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO COREY D MACDONALD AND TAYLOR E. SHERMAN BY DEED DATED 04/04/14, FROM CARLOS EDUARDO LOMANTO, FILED FOR RECORD ON 4-11-14, IN INSTRUMENT NO. 20140411-0030692 BOOK ____, PAGE_____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3213 OAKVIEW CT, ANTIOCH, TN 37013.

I, **JESSICA D. BINKLEY,** Substitute Trustee, convey to **DANIEL HEICHELBECH AND LES LAZARUS, 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 referred to and not as an individual.

Jessica D. Binkley, Substitute Trustee

JESSICA D. BINKLEY
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, **JESSICA D. BINKLEY,** 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 18, 2016.**

Sarah Pavlik

Notary Public

SARAH PAVLIK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 8, 2019

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$77,100.00.**

Jessica D. Binkley

Affiant

Subscribed and sworn to before me, this **18TH day of FEBRUARY, 2016.**

Sarah Pavlik

Notary Public

My Commission Expires: _____

SARAH PAVLIK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 8, 2019

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