This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 061 05 0A 069.00
602 POPLAR PL
NASHVILLE, TN 37216

NO MORTGAGE
New Owner - Send Tax Bills:
BAKHODIR MUSLIMOV
102 KNOLLS PL
NASHVILLE, TENNESSEE 37211

BILL GARRETT, Davidson County
Trans:T20160017063 DEEDTRS
Recvd: 03/02/16 09:39 2 pgs
Fees:13.00 Taxes:334.85
20160302-0019764

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 4, 2001, JOHN T. MCMAHAN,** was named Trustee in a Deed of Trust of even date executed by **MARIA A. JONES,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$71,846.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20011102-0119788,** 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. 20151223-0128991,** 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 19, 2016/ JANUARY 26, 2016/ FEBRUARY 2, 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 **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 **BAKHODIR MUSLIMOV** submitted the highest and best bid in the amount of **$90,500.00.**

NOW THEREFORE, in consideration of the premises, I, **JESSICA D. BINKLEY,** Substitute Trustee, do hereby sell, transfer and convey to **BAKHODIR MUSLIMOV,** his 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 UNIT 95 ON THE PLAN OF POPLAR GLEN, A HORIZONTAL PROPERTY REGIME OF RECORD IN BOOK 7534, PAGE 591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY AMENDMENT OF RECORD IN BOOK 7548, PAGE 612, SAID REGISTER'S OFFICE AND AS SHOWN AND DESCRIBED ON THE PLAN FOR POPLAR GLEN, PHASE III OF RECORD IN BOOK 6900, PAGE 826, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SUBMITTED TO SAID MASTER DEED AND BYLAWS BY INSTRUMENT OF RECORD IN BOOK 7733, PAGE 880, SAID REGISTER'S OFFICE, TO ALL OF WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AS SET FORTH IN SAID MASTER DEED AND BYLAWS, AS MAY BE FROM TIME TO TIME AMENDED AS PROVIDED THEREIN.

BEING THE SAME PROPERTY CONVEYED TO MARIA A. JONES BY DEED FROM WALTER FARRIS, JR. AND WIFE, AMANDA WALKER FARRIS OF RECORD AS INSTRUMENT NO. 20011102-0119787, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS 602 POPLAR PL, NASHVILLE, TN 37216 (AKA 602 POPLAR PLACE, NASHVILLE, TN 37216).

I, **JESSICA D. BINKLEY,** Substitute Trustee, convey to **BAKHODIR MUSLIMOV** 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

My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$90,500.00.**

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