BILL GARRETT, Davidson County
Trans:T20160021529 DEEDTRS
Recvd: 03/16/16 11:57 2 pgs
Fees:13.00 Taxes:306.73
20160316-0024994

This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117
901.525.2427

SUBSTITUTE TRUSTEE'S DEED

On the 20th day of June, 2006 **KEITH B MOON, a single man,** executed a Deed of Trust to Rick J McCreadie as Trustee, as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as **Instrument Number 20060622-0074443** and John B. Philip of Shelby County, Tennessee was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee as **Instrument Number 20160201-0009388.**

The property is known as 808 RACHEL'S VIEW, Hermitage, Tennessee 37076 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in the **Tennessee Ledger (Nashville edition)** newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on January 22, January 29 and February 5, 2016. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Wednesday, February 17, 2016 at 12:00 noon and at the place mentioned in the advertisement which was at the outside the door of the Register of Deeds Office for Davidson County, which is inside the Sommet Center, 501 Broadway, Suite 501, Nashville, Tennessee (enter the building at the entrance located at the corner of Broadway and 13th Avenue). The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **KYLE JARRETT** for the sum of **$82,900.00** which was the highest and best valid bid offered, and the purchaser, **KYLE JARRETT,** has complied with his bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, John B. Philip, Substitute Trustee, does hereby bargain, sells, and conveys unto the said purchaser, **KYLE JARRETT**, the property above mentioned and now more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 60-B on the Plan of the Zone Lot Division of Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, and 79, Rachel Square Section Two, as of record in Book 6250, Page 541, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This being the same property described by deed of record in Instrument No. 20060622-0074442, Register's Office for said County.

Parcel No. 075-11-0-239.00

The said John B. Philip, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said John B. Philip, Substitute Trustee, has hereunto set his hand this 17th day of February, 2016.

JOHN B. PHILIP, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 17th day of February, 2016, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared John B. Philip, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

LINDA STUNDAHL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires April 1, 2017

My Commission Expires:
4-1-2017

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, **$82,900.00**, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 15 day of March, 2016.

NOTARY PUBLIC

JERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
Oct 13, 2016

FOR REGISTER'S USE ONLY

Property known as: 808 Rachel's View Hermitage, TN 37076	GRANTEE & Send Tax Notice to: Kyle Jarrett 1808 Ashmore Court Mt Juliet TN 37122	This Instrument was prepared by: CRISLIP, PHILIP & ASSOCIATES 4515 Poplar Avenue, Suite 322 Memphis, Tennessee 38117 901.525.2427