This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP & PARCEL: 083 04 0 216.00
502 ROSEBANK AVE
NASHVILLE, TENNESSEE 37206

NO MORTGAGE
New Owner - Send Tax Bills:
THE TWIN TEAM, LLC
2685 NORTH MT JULIET ROAD
MT JULIET, TENNESSEE 37122

BILL GARRETT, Davidson County
Trans:T20160030061 DEEDTRS
Recvd: 04/13/16 14:16 2 pgs
Fees:13.00 Taxes:740.00
20160413-0035473

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 24, 2014, SUSAN VOSS,** was named Trustee in a Deed of Trust of even date executed by **NORMA E ANDERSON, UNMARRIED WOMAN,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$40,000.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20141106-0102583,** 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**, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT 20160216-0014044,** 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 **FEBRUARY 26, 2016/ MARCH 4, 2016/ MARCH 11, 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, APRIL 1, 2016 AT 3:00 P.M., ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN 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 **THE TWIN TEAM, LLC,** submitted the highest and best bid in the amount of **$200,000.00.**

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20, ON THE PLAN OF ROSEBANK PARK, OF RECORD IN BOOK 1835, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HARRY H. ANDERSON AND WIFE, NORMA E. ANDERSON BY DEED FROM JOHN G. WHITE AND MARGARET V. YARBROUGH, DATED MARCH 1, 1951, RECORDED MARCH 10, 1951, OF RECORD IN BOOK 1943, PAGE 613, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID HARRY H. ANDERSON HAVING SINCE DIED.

SAID HARRY H. ANDERSON HAVING SINCE DIED ON OR ABOUT JULY 24, 1998.

THIS IS IMPROVED PROPERTY KNOWN AS 502 ROSEBANK AVE, NASHVILLE, TENNESSEE 37206 (502 ROSEBANK AVENUE, NASHVILLE, TENNESSEE 37206).

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **THE TWIN TEAM, 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 **APRIL 1, 2016.**

Notary Public

My Commission Expires: 10·18·16

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 of **$200,000.00.**

Affiant

Subscribed and sworn to before me, this **1ST day of APRIL, 2016.**

Notary Public

My Commission Expires: 10·18·16

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