This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 034 05 0 024.00
330 ALTA LOMA ROAD
GOODLETTSVILLE, TENNESSEE 37072

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK NATIONAL ASSOCIATION
3121 MICHELSON DRIVE, STE 500
IRVINE, CA 92612

BILL GARRETT, Davidson County
Trans:T20160036899 DEEDTRS
Recvd: 05/04/16 09:05 2 pgs
Fees:13.00 Taxes:545.50
20160504-0043792

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JULY 25, 2006, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,** was named Trustee in a Deed of Trust of even date executed by **JAMES E. COX AND FELICIA A. COX (AKA FALECIA A. COX AKA FALICIA A. COX),** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$116,800.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20060809-0097615,** 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 NO. 20100804-0061396,** 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: **JULY 24, 2015/ JULY 31, 2015/ AUGUST 7, 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 on **FRIDAY, AUGUST 21, 2015 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, OCTOBER 2, 2015 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, NOVEMBER 27, 2015 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, JANUARY 8, 2016 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, FEBRUARY 5, 2016 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, MARCH 18, 2016 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, APRIL 29, 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 **U.S. BANK NATIONAL ASSOCIATION** submitted the highest and best bid in the amount of **$147,432.41.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **U.S. BANK NATIONAL ASSOCIATION** 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 7 ON THE PLAN OF GATEWOOD SUBDIVISION, SECTION 1 OF RECORD IN BOOK 3300, PAGE 47-52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES E. COX AND FALICIA A. COX ON JULY 28, 1997 BY WARRANTY DEED OF RECORD IN BOOK 10553 PAGE 821 SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 3370, PAGE 121 AND BOOK 3398, PAGE 438, REGISTER'S OFFICE FOR SAID COUNTY.

TVA EASEMENTS OF RECORD IN BOOK 1153, PAGE 1165, PAGE 460, BOOK 2489, PAGE 92; BOOK 2883, PAGE 615 AND BOOK 3226, PAGE 6060, REGISTER'S OFFICE FOR SAID COUNTY.

FALICIA COX, JOINS IN THIS CONVEYANCE WITH THE CONSENT OF THE GRANTOR SPOUSE FOR THE PURPOSE OF WAIVING HOMESTEAD AND/OR OTHER MARITAL RIGHTS THAT MAY BE GRANTED TO A SPOUSE BY LAW IN THE PROPERTY AND/OR WHICH MIGHT BE ASSERTED AGAINST THE TRUSTEE, BENEFICIARY, MORTGAGEE, OR THEIR ASSIGNS IN ENFORCING ANY RIGHTS.

THIS IS IMPROVED PROPERTY KNOWN AS 330 ALTA LOMA ROAD, GOODLETTSVILLE, TENNESSEE 37072.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **U.S. BANK NATIONAL ASSOCIATION** 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 29, 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, whicheveris greater for this transferis **$147,432.41.**

Affiant

Subscribed and sworn to before me, this **29th day of APRIL, 2016.**

Notary Public

My Commission Expires: 6.18.16

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