This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 162 13 0 010.00
436 CEDARVALLEY DR
NASHVILLE, TN 37211

NO MORTGAGE
New Owner - Send Tax Bills:
CONNOR KENNEDY
5715 BRENTWOOD TRACE
BRENTWOOD, TENNESSEE 37027

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20160053095 DEEDTRS
Recvd: 06/22/16 11:35 2 pgs
Fees:13.00 Taxes:403.30



20160622-0063561

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JUNE 27, 2006, MARY FRANCES RUDY,** was named Trustee in a Deed of Trust of even date executed by **JAMILA K. EDWARDS, UNMARRIED,** conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$139,867.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20060706-0080679,** 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. 20140813-0072886,** 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: **SEPTEMBER 29, 2015/ OCTOBER 6, 2015/ OCTOBER 13, 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 **THURSDAY, OCTOBER 29, 2015 AT 10 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, JANUARY 7, 2016 AT 10 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, FEBRUARY 18, 2016 AT 10 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, MARCH 31, 2016 AT 10 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, JUNE 9, 2016 AT 10 A.M., AT THE FRONT ENTRANCE OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, 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 **CONNOR KENNEDY** submitted the highest and best bid in the amount of **$109,000.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **CONNOR KENNEDY** 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 LOT NO. 10 ON THE REVISED PLAN OF CEDARWOOD ESTATES, SECTION ONE, AS OF RECORD IN BOOK 4675 PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JAMILA K. EDWARDS BY DEED FROM NASER H. MORCOS AND WIFE, GUILLERMINA MORCOS, DATED JUNE 27, 2006, IN INSTRUMENT NO. 20060706-0080678, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SEE ALSO SUBSTITUTE TRUSTEE'S DEED DATED FEBRUARY 19, 2015 OF RECORD IN 20150223-0015024 AND AFFIDAVIT TO RESCIND FORECLOSURE SALE DATED MARCH 2, 2015 OF RECORD IN 20150304-0019023, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 436 CEDARVALLEY DR, NASHVILLE, TN 37211.

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **CONNOR KENNEDY** 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 **JUNE 9, 2016.**

Notary Public

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

My Commission Expires: 10.18.16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$109,000.00.**

Affiant

Subscribed and sworn to before me, this **9TH day of JUNE, 2016.**

Notary Public

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

My Commission Expires: 10.18.16

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