This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP & PARCEL: 063 16 0C 052.00
5214 SOUTHFORK BLVD
OLD HICKORY, TENNESSEE 37138

NO MORTGAGE
New Owner - Send Tax Bills:
CHARLES DAVIS
PO BOX 70614
NASHVILLE, TENNESSEE 37207

BILL GARRETT, Davidson County
Trans:T20160079642 DEEDTRS
Recvd: 09/12/16 11:47 2 pgs
Fees:13.00 Taxes:547.60
20160912-0095544

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 6, 2007, LARRY A. WEISSMAN,** was named Trustee in a Deed of Trust of even date executed by **SHELLIE N. CARR, UNMARRIED,** conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$151,226.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20070308-0029111,** 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. 20100415-0028318,** 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: **JUNE 17, 2016/ JUNE 24, 2016/ JULY 1, 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, AUGUST 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, **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 **CHARLES DAVIS** submitted the highest and best bid in the amount of **$148,000.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **CHARLES DAVIS,** 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 NO. 52 ON THE PLAN OF THE PLANNED UNIT DEVELOPMENT (PRIVATE ELEMENTS), PHASE ONE-SECTION TWO, HERMITAGE SPRINGS ESTATES, AS SHOWN BY PLAT APPEARING OF RECORD AS EXHIBIT A TO INSTRUMENT NO. 20031031-0160338, FILED FOR RECORD IN INSTRUMENT NO. 200107030070299, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID UNIT.

THE INSTRUMENT CONSTITUTING THE SOURCE OF THE BORROWER'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED OF RECORD IN INSTRUMENT NO.: 20070308-0029110 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SHELLIE N. CARR, UNMARRIED, BY WARRANTY DEED DATED MARCH 6, 2007 OF RECORD IN INSTRUMENT NO. 20070308-0029110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5214 SOUTHFORK BLVD, OLD HICKORY, TENNESSEE 37138.

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **CHARLES DAVIS** 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.

Grantor, Substitute Trustee

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 **AUGUST 18, 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 **$148,000.00.**

Affiant

Subscribed and sworn to before me, this **18TH day of AUGUST, 2016.**

Notary Public

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

My Commission Expires: 10.18.16