This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
**MAP & PARCEL: 150 05 0 162.00**
**2928 EDGE MOOR DR**
**NASHVILLE, TENNESSEE 37217**

NO MORTGAGE
New Owner - Send Tax Bills:
**MITCH KINDER DEVELOPMENT, LLC**
**5521 HAWKS LANDING DR**
**ARRINGTON, TN 37014**

BILL GARRETT, Davidson County
Trans:T20160099803 DEEDTRS
Recvd: 11/10/16 14:39 2 pgs
Fees:13.00 Taxes:463.61
20161110-0119270

## SUBSTITUTE TRUSTEE'S DEED

**WHEREAS,** on **JULY 13, 2007, FMLS, INC.,** was named Trustee in a Deed of Trust of even date executed by **JAMES J TATE AKA JAMES J TATE JR; UNMARRIED,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$100,000.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20070927-0115407**, 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, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20160826-0089708,** 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: **SEPTEMBER 16, 2016/ SEPTEMBER 23, 2016/ SEPTEMBER 30, 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, OCTOBER 28, 2016 AT 3:00 P.M., LOCAL TIME 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,** 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 **MITCH KINDER DEVELOPMENT, LLC**, submitted the highest and best bid in the amount of **$125,300.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **MITCH KINDER DEVELOPMENT, 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. 649 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 17, AS OF RECORD IN PLAT BOOK 4460, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.**

**BEING THE SAME PROPERTY CONVEYED TO DONNA E. TATE, BY QUITCLAIM DEED FROM JAMES J. TATE, SR., DATED MARCH 24, 1977 AND FILED OF RECORD IN BOOK 5128, PAGE 212, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**THIS IS IMPROVED PROPERTY, KNOWN AS 2928 EDGE MOOR DRIVE, NASHVILLE, TENNESSEE.**

**BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR(S) BY QUIT CLAIM DEED OF RECORD IN INSTRUMENT # 20041215-0149125, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**ALSO BEING THE SAME PROPERTY CONVEYED TO JAMES J. TATE, JR., UNMARRIED, BY QUITCLAIM DEED DATED DECEMBER 8, 2004 OF RECORD IN INSTRUMENT NO. 20041215-0149125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**THIS IS IMPROVED PROPERTY KNOWN AS 2928 EDGE MOOR DR, NASHVILLE, TENNESSEE 37217.**

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **MITCH KINDER DEVELOPMENT, 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 Nahville, Tennessee on **OCTOBER 28, 2016.**

Notary Public

My Commission Expires: 9-7-20

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$125,300.00.**

Affiant

Subscribed and sworn to before me, this **28TH day of OCTOBER, 2016.**

Notary Public

My Commission Expires: 9-7-20

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020