This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP & PARCEL: 071 04 0 303.00
2517 SLAYDON DR
NASHVILLE, TN 37207

NO MORTGAGE
New Owner - Send Tax Bills:
CAPITAL JOURNEY, LLC
301 S PERIMETER PARK DRIVE, STE 100
NASHVILLE, TENNESSEE 37211

BILL GARRETT, Davidson County
Trans:T20160110766 DEEDTRS
Recvd: 12/16/16 12:18 2 pgs
Fees:13.00 Taxes:384.06
20161216-0132171

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 1, 2009, SOUTHEAST TITLE COMPANY,** was named Trustee in a Deed of Trust of even date executed by **DEBORA WARD AN UNMARRIED WOMAN,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$97,206.00,** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20091208-0112241** 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. 20160816-0085100** 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: **AUGUST 26, 2016/ SEPTEMBER 2, 2016/ SEPTEMBER 9, 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, SEPTEMBER 30, 2016 AT 3:00 P.M., LOCAL TIME, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, DECEMBER 9, 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,** 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 **CAPITAL JOURNEY, LLC,** submitted the highest and best bid in the amount of **$103,800.00.**

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

THIS PROPERTY IS COMMONLY KNOWN AS: 2517 SLAYDON DRIVE, NASHVILLE, TENNESSEE 37207, COUNTY OF DAVIDSON.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 638 ON THE PLAN OF SHEPARDWOOD SUBDIVISION, SECTION SIX, OF RECORD IN PLAT BOOK 6900, PAGE 753, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARK R. SCOTT FROM US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WF1 BY SPECIAL WARRANTY DEED DATED 7/20/2009 AND FILED FOR RECORD IN INSTRUMENT NO. 20090820-0078372, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006 WF1 FROM NASHVILLE PROPERTIES 101, LLC BY TRUSTEE'S DEED DATED 3/25/2009 AND FILED FOR RECORD IN INSTRUMENT NO. 20090414-0033811, SAID REGISTER'S OFFICE. FURTHER BEING THE SAME PROPERTY CONVEYED TO NASHVILLE PROPERTIES 101, LLC FROM CHARLES JASON JONES BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 200701030001390, SAID REGISTER'S OFFICE.

LASTLY, BEING THE SAME PROPERTY CONVEYED TO DEBORA A. WARD BY DEED OF RECORD AS INSTRUMENT NO. 20091208-0112240, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS 2517 SLAYDON DR, NASHVILLE, TN 37207 (2517 SLAYDON DRIVE, NASHVILLE, TN 37207).

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **CAPITAL JOURNEY, 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 **DECEMBER 9, 2016.**

Notary Public

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

My Commission Expires: 9-7-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whicheveris greater for this transfer is **$103,800.00.**

Affiant

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

Notary Public

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

My Commission Expires: 9-7-20