Davidson County DEEDTRS
Recvd: 01/27/17 15:02 3 pgs
Fees:18.00 Taxes:525.40
20170127-0009249

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 059 04 0A 187.00
2869 CREEKBEND DR
NASHVILLE, TENNESSEE 37207

NO MORTGAGE
New Owner - Send Tax Bills:
ENCORE INVESTMENTS LLC
122 GENERALS RETREAT PLACE
FRANKLIN, TENNESSEE 37064

Map & Parcel - 059 04 0A 187.00 CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JULY 12, 2007, TONYA ESQUIBEL,** was named Trustee in a Deed of Trust of even date executed by **SABRINA M. OSSE AND OSWALD OSSE WIFE AND HUSBAND,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$155,267.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20070716-0084245,** 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. 20130426-0041868,** 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: **MAY 4, 2016/ MAY 11, 2016/ MAY 18, 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 **THURSDAY, JULY 7, 2016 AT 10:00 A.M., LOCAL TIME, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, AUGUST 18, 2016 AT 10:00 A.M., LOCAL TIME, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, SEPTEMBER 29, 2016 AT 10:00 A.M., LOCAL TIME, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, NOVEMBER 10, 2016 AT 10:00 A.M., LOCAL TIME, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, JANUARY 5, 2017 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 **ENCORE INVESTMENTS LLC** submitted the highest and best bid in the amount of **$142,000.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **ENCORE INVESTMENTS 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 218 ON THE FINAL PLAT OF PHASE 4, 5, 6, OF BROOKVIEW SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20060303-0025044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO SABRINA M. OSSE AND HUSBAND, OSWALD OSSE BY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20070716-0084244, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2869 CREEKBEND DR, NASHVILLE, TN 37207 (2869 CREEKBEND DRIVE, NASHVILLE, TN 37207).

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **ENCORE INVESTMENTS 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 undersaid Deed of Trust herein above referredto and not as an individual.

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 satisfactoryevidence, 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**JANUARY 5, 2017.**

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 **$142,000.00.**

Affiant

Subscribed and sworn to before me, this **5TH day of JANUARY, 2017.**

Notary Public

My Commission Expires: 9-7-20

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

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

