This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP & PARCEL: 053 11 0 092.00
154 PARK CIR
OLD HICKORY, TENNESSEE 37138

NO MORTGAGE
New Owner - Send Tax Bills:
JASON BOCKMAN
1598 GUILL RD.
MOUNT JULIET, TENNESSEE 37122

BILL GARRETT, Davidson County
Trans:T20170030438 DEEDTRS
Recvd: 04/11/17 10:26 2 pgs
Fees:13.00 Taxes:348.54
20170411-0035257

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 16, 2010, SCOTT K. HAYNES,** was named Trustee in a Deed of Trust of even date executed by **KATHY BAILEY AND THOMAS BAILEY, WIFE AND HUSBAND,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$89,842.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20100421-0030245,** 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. 20170210-0014378,** 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: **MARCH 2, 2017/ MARCH 9, 2017/ MARCH 16, 2017** 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, MARCH 30, 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 **JASON BOCKMAN** submitted the highest and best bid in the amount of **$94,200.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **JASON BOCKMAN,** 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 THE EASTERLY ONE-HALF OF LOT NO. 32 AND ALL OF LOT 33 IN BLOCK "A" ON A MAP ENTITLED SUBDIVISION MAP NO. 3 OF THE LIFE & CASUALTY INSURANCE CO. PROPERTY AT OLD HICKORY, TN RECORDED IN PLAT BOOK 974, PAGE 11, 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 KATHY BAILEY, MARRIED BY DEED FROM JAMES D. ADKINS AND WIFE, LISA A. ADKINS AS OF RECORD IN RECORD BOOK 20100421-0030243, REGISTER'S OFFICE FOR SAID COUNTY.

SAID THOMAS BAILEY JOINS IN THIS DEED OF TRUST FOR THE PURPOSE OF CONVEYING AND WAIVING ANY AND ALL RIGHT, TITLE AND INTEREST, IF ANY, HE MAY HAVE IN AND TO THE SAID PROPERTY. THE SAID THOMAS BAILEY HAVING NO PERSONAL LIABILITY IN CONNECTION WITH THE LOAN TO WHICH REFERENCE IS MADE HEREIN.

ALSO BEING THE SAME PROPERTY CONVEYED TO KATHY BAILEY, MARRIED, BY WARRANTY DEED DATED APRIL 16, 2010 OF RECORD IN INSTRUMENT NO. 20100421-0030244, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 154 PARK CIR, OLD HICKORY, TENNESSEE 37138 (154 PARK CIRCLE, OLD HICKORY, TENNESSEE 37138).

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **JASON BOCKMAN** 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.

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 **MARCH 30, 2017**.

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

Notary Public

My Commission Expires: 9-7-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$94.200.00.**

Affiant

Subscribed and sworn to before me, this **30TH day of MARCH, 2017.**

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

Notary Public

My Commission Expires: 9-7-20