This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP & PARCEL: 052 05 0 193.00
875 IDLEWILD DR
MADISON, TENNESSEE 37115

NO MORTGAGE
New Owner - Send Tax Bills:
AMERICAN CONSULTING CORPORATION
3100 DUDLEY AVE
NASHVILLE, TENNESSEE 37212

BILL GARRETT, Davidson County
Trans: T20170031905 DEEDTRS
Recvd: 04/17/17 14:06 2 pgs
Fees: 13.00 Taxes: 309.90
20170417-0037033

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JANUARY 4, 2008, GRISSIM TITLE & ESCROW,** was named Trustee in a Deed of Trust by **B GAYLE PATTERSON, AN UNMARRIED WOMAN,** conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$87,900.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20080114-0004073,** 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. 20130814-0085487,** 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: **AUGUST 23, 2016/ AUGUST 30, 2016/ SEPTEMBER 6, 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 **FRIDAY, SEPTEMBER 16, 2016 AT 3:00 P.M., LOCAL TIME, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, OCTOBER 14, 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 **AMERICAN CONSULTING CORPORATION** submitted the highest and best bid in the amount of **$83,757.40.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **AMERICAN CONSULTING CORPORATION,** 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 PART OF LOT NO. 9 ON THE MAP OF THE SUBDIVISION OF LOTS NOS. 35, 36, AND 37 OF THE H.B. CHADWELL TRACT AS OF RECORD IN BOOK 547, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY JAMES A. HAMILTON JR, SURVEYOR JULY 30, 1954 AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF IDLEWILD PLACE AT THE SOUTHWEST CORNER OF PART OF LOT NO. 9 CONVEYED TO MRS. ALBERTA PATE HARRIS BY DEED OF RECORD IN BOOK 1349, PAGE 439, SAID REGISTER'S OFFICE; THENCE ALONG SAID HARRIS SOUTHWESTERLY LINE NORTH 34 ½ DEG. WEST 259 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID HARRIS PROPERTY; THENCE SOUTHWESTWARDLY 4 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO WILLIE FARMER JACKSON BY DEED FROM MARTIN F. COONEY, ET UX OF RECORD IN BOOK 2158, PAGE 2T9, SAID REGISTER'S OFFICE; THENCE WITH SAID JACKSON'S EASTERLY LINE SOUTHWARDLY 20 FEET; THENCE SOUTHEASTWARDLY 131 FEET, MORE OR LESS, TO THE POINT WHICH IS 18.4 FEET NORTHERLY FROM A POINT IN THE LINE EXTENDED OF THE REAR WALL OF THE RESIDENCE LOCATED ON THE PREMISES AND 7 FEET EASTWARDLY FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTHWARDLY 85 FEET TO THE NORTHERLY MARGIN OF IDLEWILD PLACE; THENCE WITH THE SAME EASTWARDLY 80 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GAYLE PATTERSON BY DEED OF RECORD IN BOOK ____ AND PAGE _____ OR INSTRUMENT NO. 20080114.0004072, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO B. GAYLE PATTERSON BY SPECIAL WARRANTY DEED DATED DECEMBER 18, 2007 OF RECORD IN INSTRUMENT NO. 20080114-0004072, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 875 IDLEWILD DR, MADISON, TENNESSEE 37115.

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **AMERICAN CONSULTING CORPORATION** 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 **OCTOBER 14, 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 **$83,757.40.**

Affiant

Subscribed and sworn to before me, this **14TH 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