This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 135 08 0A 619.00
619 LONGHUNTER CT
NASHVILLE, TN 37217

NO MORTGAGE
New Owner - Send Tax Bills:
CHARLES GILBERT
220 ROBIN HILL RD
NASHVILLE, TENNESSEE 37205

BILL GARRETT, Davidson County
Trans:T20170034325 DEEDTRS
Recvd: 04/24/17 13:00 2 pgs
Fees:13.00 Taxes:321.90
20170424-0039968

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 24, 2002, EMMETT JAMES HOUSE AND BILL R. MCLAUGHLIN,** was named Trustee in a Deed of Trust of even date executed by **SANDRA P O'DONNELL, AN UNMARRIED PERSON,** conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$78,200.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20020429-0052194,** 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. 20160916-0097484,** 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 realestate as required by law, and by the terms of said Deed of Trust by giving twentyone (21) days notice by three (3) successive publications, namely of: **FEBRUARY 13, 2017/ FEBRUARY 20, 2017/FEBRUARY 27, 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 **CHARLES GILBERT** submitted the highest and best bid in the amount of **$87,000.00.**

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

A CONDOMINIUM APPARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 619 OF NASHBORO VILLAGE NINETEEN CONDOMINIUM, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE MASTER DEED OF RECORD IN BOOK 5200, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DESCRIPTION OF SUCH UNIT, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO SANDRA P. O'DONNELL, AN UNMARRIED PERSON, BY WARRANTY DEED DATED APRIL 24, 2002 OF RECORD IN INSTRUMENT NO. 20020429-0052193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 619 LONGHUNTER CT, NASHVILLE, TN 37217 (619 LONGHUNTER COURT, NASHVILLE, TN 37217).

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **CHARLES GILBERT** 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.

Jones, 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.

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, whichever is greater for this transfer is **$87,000.00.**

Affiant

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

Notary Public

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

My Commission Expires: 9-7-20