This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 095 08 0 056.00
327 TAMWORTH DR
NASHVILLE, TENNESSEE 37214

NO MORTGAGE
New Owner - Send Tax Bills:
CAPITAL INVEST, LLC
728 CRESTMARK
MOUNT JULIET, TENNESSEE 37122

BILL GARRETT, Davidson County
Trans:T20170060621 DEEDTRS
Recvd: 07/17/17 08:56 2 pgs
Fees:13.00 Taxes:518.93
20170717-0071328

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JANUARY 28, 2010, JONATHAN R. VINSON,** was named Trustee in a Deed of Trust of even date executed by **ROBERT DUNCAN II, A MARRIED PERSON AND ELIZABETH JANE CAVANAH-DUNCAN,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$92,297.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20100216-0011717,** 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. 20170505-0044586,** 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 31, 2017/ JUNE 7, 2017/ JUNE 14, 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, JULY 6, 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 **CAPITAL INVEST, LLC** submitted the highest and best bid in the amount of **$140,250.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **CAPITAL INVEST, 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(S) 190, AS SHOWN ON THE MAP ENTITLED EVA-MOR HEIGHTS, SECTION 3, OF RECORD IN BOOK 1835, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT DUNCAN II BY SPECIAL WARRANTY DEED FROM TENNESSEE CREDIT UNION OF RECORD IN INSTRUMENT # 20100216-0011716, REGISTER'S OFFICE, DAVIDSON, COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 327 TAMWORTH DR, NASHVILLE, TENNESSEE 37214.

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **CAPITAL INVEST, 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 **JULY 6, 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 **$140,250.00.**

Affiant

Subscribed and sworn to before me, this **6TH day of JULY, 2017.**

Notary Public

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

My Commission Expires: 9-7-20