Batch# 1...
10/16/2017 12:18:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171016-0105825

This instrument prepared
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP & PARCEL: 162 10 0 024.00
625 BROOK DR
ANTIOCH, TN 37013

NO MORTGAGE
New Owner - Send Tax Bills:
TENNESSEE HOUSING DEVELOPMENT AGENCY
502 DEADERICK STREET
THIRD FLOOR
NASHVILLE, TENNESSEE 37243

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **FEBRUARY 26, 2010, ANDREW C RAMBO,** was named Trustee in a Deed of Trust of even date executed by **EILEEN SANCHEZ, A SINGLE WOMAN,** conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$105,061.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20100303-0016131,** 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. 20170831-0089496,** 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: **SEPTEMBER 8, 2017/ SEPTEMBER 15, 2017/ SEPTEMBER 22, 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, OCTOBER 12, 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 **TENNESSEE HOUSING DEVELOPMENT AGENCY** submitted the highest and best bid in the amount of **$100,131.69.**

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

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 ON THE PLAN OF BROOK VIEW ESTATES, SECTION 1, OF RECORD IN BOOK 4460, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 24 FRONTS 70.0 FEET ON THE SOUTHEASTERLY MARGIN OF BROOK DRIVE AND EXTENDS BACK 139.41 FEET ON THE NORTHEASTERLY LINE AND 136.47 FEET ON THE SOUTHWESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 94.28 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JERRY FRANK MOSELEY AND WIFE, KATHERINE N. MOSELEY, BY WARRANTY DEED FROM HORACE S. BROYLES AND WIFE, BILLIE S. BROYLES, FILED FOR RECORD 10/31/1977 IN BOOK 5216, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID KATHERINE N. MOSELEY, HAVING SINCE DIED ON 08/29/2008 DEVISING THE PROPERTY TO HER HUSBAND, JERRY FRANK MOSELEY, THE SURVIVING TENANT BY THE ENTIRETY.

BEING THE SAME PROPERTY CONVEYED TO EILEEN SANCHEZ, A SINGLE WOMAN, BY JERRY FRANK MOSELEY, DATED 02/26/2010 AND FILED FOR RECORD IN INSTRUMENT NO. 201003030016130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EILEEN SANCHEZ A/K/A EILEEN ORTIZ

THIS IS IMPROVED PROPERTY KNOWN AS 625 BROOK DR, ANTIOCH, TN 37013.

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **TENNESSEE HOUSING DEVELOPMENT AGENCY** 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 **OCTOBER 12, 2017.**

Jessica B

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 **$100,131.69.**

TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **12TH day of OCTOBER, 2017.**

Jessica B

Notary Public

My Commission Expires: 9.7.20

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

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203