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This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP & PARCEL ID: 043 12 049.00
117 VANDIVER DR
MADISON, TN 37115

NO MORTGAGE
New Owner - Send Tax Bills:
ANDY REGG
121 HIDDEN POINT
HENDERSONVILLE, TN 37075

Bill Garrett Davidson County
Batch# 19284 DEEDTRS
10/30/2017 10:57:23 AM 2 pgs
Fees: $13.00 Taxes: $129.50

20171030-0110882

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 08, 2002, JEANINE B. SAYLOR,** was named Trustee in a Deed of Trust of even date executed by **MICHAEL A. YOUNG, UNMARRIED,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$65,964.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20020415-0046202,** 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. 20170822-0086079,** 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 SubstituteTrustee 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 5, 2017/ SEPTEMBER 12, 2017/ SEPTEMBER 19, 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 **FRIDAY, OCTOBER 13, 2017 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 **ANDY REGG** submitted the highest and best bid in the amount of**$22,501.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **ANDY REGG,** 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 LOT NO. 26, BLOCK "A" ON AN UNRECORDED PLAN OF MYATT-EAGAN SUBDIVISION, SAID PLAN BEING A PART OF THE ANDERSON ESTATES, OF RECORD IN BOOK 1130, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SAID LOTS OF SAID UNRECORDED PLAN BEING DESCRIBED ACCORDING TO A SURVEY MADE BY HARVEY GEE, DATED AUGUST, 1946, AS FOLLOWS: BEGINNING A POINT ON THE WESTERLY SIDE OF VANDIVER DRIVE, SAID POINT BEING THE COMMON CORNER OF LOTS 26 AND 27 OF SAID SUBDIVISION, AND SAID POINT BEING LOCATED 631.4 FEET NORTH OF A MONUMENT LOCATED AT THE NORTHWEST CORNER OF OLD HICKORY BOULEVARD AND VANDIVER DRIVE; THENCE WESTERLY WITH THE DIVIDING LINE BETWEEN LOTS NOS. 26 AND 27, 139.1 FEET TO A POINT, SAID POINT BEING THE COMMON CORNER OF LOTS NOS. 16 AND 26, 50 FEET MORE OR LESS TO A POINT; THENCE EASTERLY WITH THE DIVIDING LINE BETWEEN LOTS 25 AND 26, 127.2 FEET TO A POINT ON THE POINT ON THE WESTERLY MARGIN OF VANDIVER DRIVE, THENCE SOUTHERLY WITH THE WESTERLY MARGIN OF VANDIVER DRIVE, 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL A. YOUNG, BY DEED FROM JAMES HAYES AND WIFE, LINDA HAYES, OF RECORD IN INSTRUMENT NO. 200204150046201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

SEE PROPERTY STANDARDS ORDER FOR DEMOLITION OR REMOVAL OF STRUCTURE OF RECORD IN INSTRUMENT NO. 20170111-0003405, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SALE SUBJECT TO A LIEN TO METRO GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY FOR DEMOLITION OF RECORD IN INSTRUMENT NO. 20170713-0070461.

THIS IS PROPERTY KNOWN AS 117 VANDIVER DR, MADISON, TN 37115.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **ANDY REGG** 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. 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 13, 2017**.

Jessica

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 $35,000.00

Affiant

Subscribed and sworn to before me, this **13TH day of OCTOBER, 2017.**

Jessica

Notary Public

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

My Commission Expires: 9-7-20