This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP & PARCEL: 064 03 0A 004.00
4041 BRANDYWINE POINTE BLVD
OLD HICKORY, TN 37138

NO MORTGAGE
New Owner - Send Tax Bills:
REGIONS BANK
P.O. BOX 18001
HATTIESBURG, MS 39404

Bill Garrett Davidson County
Batch# 36734 **DEEDTRS**
12/13/2017 11:55:49 AM 10 pgs
Fees: $53.00 Taxes: $1,456.88



20171213-0127106

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 29, 2005, FMLS, INC.,** was named Trustee in a Deed of Trust of even date executed by **JIMMIE A. TURNER AND CHRISTINE B. TURNER, HUSBAND AND WIFE,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$405,000.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20050330-0034724,** 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, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT 20161114-0119388,** 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 **JULY 13, 2017/ JULY 20, 2017/ JULY 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 on **FRIDAY, AUGUST 18, 2017, AT 3:00 P.M., LOCAL TIME, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, OCTOBER 27, 2017, AT 3:00 P.M., LOCAL TIME, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, DECEMBER 8, 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 **REGIONS BANK AS SUCCESSOR BY MERGER TO AMSOUTH BANK,** submitted the highest and best bid in the amount of **$393,750.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **REGIONS BANK**, 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 NO. 69 ON THE PLAN OF BRANDYWINE POINTE SUBDIVISION, PHASE ONE, SECTION 1, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 7900, PAGE 164 AND REVISED IN BOOK 7900, PAGE 170-172, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JIM TURNER AND WIFE, CHRIS TURNER BY DEED OF RECORD IN INSTRUMENT NUMBER 20050330-0034723, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO JIMMIE A. TURNER AND WIFE, CHRISTINE B. TURNER, BY WARRANTY DEED DATED MARCH 29, 2005 OF RECORD IN INSTRUMENT NO. 20050330-0034723, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE RIGHT OIF REDEMPTION OF THE U.S. DEPARTMENT OF TREASURY- INTERNAL REVENUE SERVICE.

THIS IS IMPROVED PROPERTY KNOWN AS 4041 BRANDYWINE POINTE BLVD, OLD HICKORY, TN 37138.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **REGIONS BANK** 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 **DECEMBER 8, 2017.**

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 of **$393,750.00.**

Affiant

Subscribed and sworn to before me, this **8TH day of DECEMBER, 2017.**

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

Law Office
Of
J. PHILLIP JONES

J. Phillip Jones
Jessica D. Binkley

1800 Hayes Street
Nashville, TN 37203
www.phillipjoneslaw.com

Phone (615) 254-4430
Fax (615) 254-4671

October 18, 2017

Department of the Treasury
Internal Revenue Service Special Procedures
2nd Floor, U.S. Courthouse
801 Broadway
Nashville, TN 37203

Re: **JIMMIE A & CHRISTINE B TURNER; JIMMIE A TURNER**
XXX-XX-1232, XXX-XX-1232P
Serial Nos. 146733115, 269411317; 269411417
4041 BRANDYWINE POINTE BLVD.
OLD HICKORY, TN 37138

Dear Sir or Madam:

I am corresponding with you to inform you that the foreclosure sale set for the above referenced property was scheduled for sale on **October 27, 2017** and has now been rescheduled for **December 8, 2017**.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

David Choi
Legal Assistant

Law Office
Of
J. PHILLIP JONES

J. Phillip Jones
Jessica D. Binkley

1800 Hayes Street
Nashville, TN 37203
www.phillipjoneslaw.com

Phone (615) 254-4430
Fax (615) 254-4671

August 18, 2017

Department of the Treasury
Internal Revenue Service Special Procedures
2nd Floor, U.S. Courthouse
801 Broadway
Nashville, TN 37203

Re: JIMMIE A. TURNER
XXX-XX-1232
Serial No. 146733115
4041 BRANDYWINE POINTE BLVD.
OLD HICKORY, TN 37138

Dear Sir or Madam:

I am corresponding with you to inform you that the foreclosure sale set for the above referenced property was scheduled for sale on August 18, 2017 and has now been rescheduled for October 27, 2017.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

David Choi
Legal Assistant

COPY

Law Office
Of
J. PHILLIP JONES

J. Phillip Jones
Jessica D. Binkley

1800 Hayes Street
Nashville, TN 37203
www.phillipjoneslaw.com

Phone (615) 254-4430
Fax (615) 254-4671

INTERNAL REVENUE SERVICE
ADVISORY
NASHVILLE, TN 37203-3811

August 18, 2017

AUG 22 2017

RECEIVED

TIME

VIA CERTIFIED MAIL

Department of Treasury
Internal Revenue Service
Special Procedures
2nd Floor, U.S. Courthouse
801 Broadway
Nashville, TN 37203

Re:	Borrower/Taxpayer:	JIMMIE A & CHRISTINE B TURNER; JIMMIE A TURNER
	Tax ID Nos.	XXX-XX-1232; XXX-XX-1232P
	Serial Nos.	146733115; 269411317; 269411417
	Foreclosure Sale Date:	**OCTOBER 27, 2017**
	Property:	4041 BRANDYWINE POINTE BLVD OLD HICKORY, TN 37138

Dear Sir or Madam:

This will serve as notification to the Department that real property and improvements which are affected by a Tax Lien referred to above will be sold at a foreclosure sale being conducted on behalf of the first mortgage holder to the highest bidder on **FRIDAY, AUGUST 18, 2017, AT 3:00 P.M., POSTPONED BY PUBLIC ANNOUNCEMENT TO FRIDAY, OCTOBER 27, 2017 AT 3:00 P.M. LOCAL TIME, 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.** The property is more particularly described in the attached documentation.

Please find the following attached:

1. Copy of the Tax Lien;
2. Copy of the Deed of Trust being foreclosed; and
3. IRS Form 14497
4. Copy of the Notice of Publication.

The approximate outstanding balance of the Promissory Note which is secured by the Deed of Trust being foreclosed is **$431,255.77**. This amount includes an unpaid principal balance of **$391,419.56** plus accrued interest. late charges, escrow advance, securing and protection expenses and/or attorney's fee which combined total approximately **$39,836.21**. The holder of the indebtedness expects to bid the total outstanding balance, but it reserves the right to bid less if circumstances justify in order to preserve a deficiency.

Please forward your acknowledgment of this Notice to the above stated address. If you have any questions or require anything further, please do not hesitate to contact me.

Sincerely,

J. PHILLIP JONES, ATTORNEY

J. Phillip Jones

JPJ/jf
Enclosures
RECEIVED BY: _____

DATE: _____

Turner FIT-0590

Form **14497** (April 2015)

Department of the Treasury–Internal Revenue Service

Notice of Nonjudicial Sale of Property

OMB Number 1545-0854

Section 1. Notice Submitter's Information

Name *(First, Middle Initial, Last)*
J. PHILLIP JONES

INTERNAL REVENUE SERVICE
ADVISORY
NASHVILLE, TN 37203-3811

COPY

Firm name *(if applicable)*
LAW OFFICE OF J. PHILLIP JONES

JUL 17 2017

RECEIVED

TIME

Telephone number *(with area code)*	Fax number *(with area code)*
(615) 254-4430	(615) 254-4671

Address *(Number, Street, P.O. Box)*
1800 HAYES STREET

City	State	ZIP Code
NASHVILLE	TN	37203

Section 1 Optional *(Additional Contact Names and Addresses)* Check here to add additional contact names and addresses ☐

Section 2. Copy of the Notice of Federal Tax Lien(s)

☑ Attached *(go to Section 3)* ☐ Not attached *(if box checked, complete remaining section 2 items)*

Place lien notice was prepared and signed	Earliest lien notice filing date *(MM/DD/YYYY)*	Location lien notice filed

Taxpayer's Information *(Individual or Business named on the notice of lien)*

Name *(Individual First, Middle Initial, Last)* or *(Business)* as it appears on the notice of lien
JIMMIE A & CHRISTINE B TURNER

Secondary name or business *(d/b/a)*

Address *(Number, Street, P.O. Box)*	City	State	ZIP Code
4041 BRANDYWINE POINTE BLVD.	OLD HICKORY	TN	37138

Section 2 Optional *(Taxpayer [i.e., Foreclosed Party or Debtor] Identification and Lien Notice Identification Numbers)* Check here to add ☐

Section 3. Property

☑ Real property Abstract of Title attached ☑ Yes ☐ No Copy of deed attached ☑ Yes ☐ No

☐ Personal property

☐ Perishable personal property *Likely to perish or be greatly reduced in price or value by keeping*

Provide reason property perishable if box checked

Real property legal description/Personal property detailed description
PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 69 ON THE PLAN OF BRANDYWINE POINTE SUBDIVISION, PHASE ONE, SECTION 1, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 7900, PAGE 164 AND REVISED IN BOOK 7900, PAGE 170-172, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS IS IMPROVED PROPERTY KNOWN AS 4041 BRANDYWINE POINTE BLVD, OLD HICKORY, TN 37138.

MAP & PARCEL: 064 03 0A 004.00

Address *(if this is personal property, list the address where the property is located)*

4041 BRANDYWINE POINTE BLVD.

City	State	ZIP Code
OLD HICKORY	TN	37138

Section 3 Optional *(Additional real property description)* Check here to add optional information ☐

Section 4. Sale Information

Sale location

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,

Terms of the sale

Sale date	Sale time	Time zone	OR	Date the taxpayer's interest in the property is terminated
AUGUST 18, 2017	3:00 P.M.	CENTRAL		

Section 5. Principal Obligation

Amount of principal obligation	$391,419.56
Interest owed to the seller	$17,328.44
Known expense amounts	$20,469.13
Total	$429,217.13

Complete description of any expenses. This may include legal expenses, selling costs, maintenance fees and expenses, which will be charged against the sale proceeds. **Note:** Not all expenses may be reimbursable if there is an IRS redemption of the property.

LATE CHARGES, CORPORATE & ESCROW ADVANCES, LEGAL EXPENSES

Section 6 Optional *(Additional property value details)* Check here to add optional information ☐

	Submitter Completes	IRS Completes
Acknowledge Notice of Sale	☑ Acknowledgement requested	☐ Acknowledgement sent

COPY

Law Office
Of
J. PHILLIP JONES

J. Phillip Jones
Jessica D. Binkley

1800 Hayes Street
Nashville, TN 37203
www.phillipjoneslaw.com

Phone (615) 254-4430
Fax (615) 254-4671

July 12, 2017

VIA CERTIFIED MAIL

Department of Treasury
Internal Revenue Service
Special Procedures
2nd Floor, U.S. Courthouse
801 Broadway
Nashville, TN 37203

INTERNAL REVENUE SERVICE
NASHVILLE TN 37203-3811
JUL 17 2017
RECEIVED
TIME

Re:	Borrower/Taxpayer:	JIMMIE A & CHRISTINE B TURNER
	Tax ID Nos.	XXX-XX-1232
	Serial Nos.	146733115
	Foreclosure Sale Date:	**AUGUST 18, 2017**
	Property:	4041 BRANDYWINE POINTE BLVD OLD HICKORY, TN 37138

Dear Sir or Madam:

This will serve as notification to the Department that real property and improvements which are affected by a Tax Lien referred to above will be sold at a foreclosure sale being conducted on behalf of the first mortgage holder to the highest bidder on **FRIDAY, AUGUST 18, 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.** The property is more particularly described in the attached documentation.

Please find the following attached:

1. Copy of the Tax Lien;
2. Copy of the Deed of Trust being foreclosed; and
3. IRS Form 14497
4. Copy of the Notice of Publication.

The approximate outstanding balance of the Promissory Note which is secured by the Deed of Trust being foreclosed is **$429,217.13**. This amount includes an unpaid principal balance of **$391,419.56** plus accrued interest, late charges, escrow advance, securing and protection expenses and/or attorney's fee which combined total approximately **$37,797.57**. The holder of the indebtedness expects to bid the total outstanding balance, but it reserves the right to bid less if circumstances justify in order to preserve a deficiency.

Please forward your acknowledgment of this Notice to the above stated address. If you have any questions or require anything further, please do not hesitate to contact me.

Sincerely,

J. PHILLIP JONES, ATTORNEY

J. Phillip Jones

JPJ/jf
Enclosures
RECEIVED BY: _____

DATE: _____

Turner F17-0590

Form **14497** (April 2015)

Department of the Treasury–Internal Revenue Service

Notice of Nonjudicial Sale of Property

OMB Number 1545-0854

Section 1. Notice Submitter's Information

Name *(First, Middle Initial, Last)*
J. PHILLIP JONES

COPY

Firm name *(if applicable)*
LAW OFFICE OF J. PHILLIP JONES

Telephone number *(with area code)*	Fax number *(with area code)*
(615) 254-4430	(615) 254-4671

Address *(Number, Street, P.O. Box)*
1800 HAYES STREET

City	State	ZIP Code
NASHVILLE	TN	37203

Section 1 Optional *(Additional Contact Names and Addresses)* Check here to add additional contact names and addresses ☐

Section 2. Copy of the Notice of Federal Tax Lien(s)

☑ Attached *(go to Section 3)* ☐ Not attached *(if box checked, complete remaining section 2 items)*

Place lien notice was prepared and signed	Earliest lien notice filing date *(MM/DD/YYYY)*	Location lien notice filed

Taxpayer's Information *(Individual or Business named on the notice of lien)*

Name *(Individual First, Middle Initial, Last)* or *(Business)* as it appears on the notice of lien
JIMMIE A & CHRISTINE B TURNER; JIMMIE A TURNER

Secondary name or business *(d/b/a)*

Address *(Number, Street, P.O. Box)*	City	State	ZIP Code
4041 BRANDYWINE POINTE BLVD.	OLD HICKORY	TN	37138

Section 2 Optional *(Taxpayer [i.e., Foreclosed Party or Debtor] Identification and Lien Notice Identification Numbers)* Check here to add ☐

Section 3. Property

☑ Real property Abstract of Title attached ☑ Yes ☐ No Copy of deed attached ☑ Yes ☐ No

☐ Personal property

☐ Perishable personal property *Likely to perish or be greatly reduced in price or value by keeping*

Provide reason property perishable if box checked

Real property legal description/Personal property detailed description
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MAP & PARCEL: 064 03 0A 004.00

Address *(if this is personal property, list the address where the property is located)*

4041 BRANDYWINE POINTE BLVD.

City	State	ZIP Code
OLD HICKORY	TN	37138

Section 3 Optional *(Additional real property description)* Check here to add optional information ☐

Section 4. Sale Information

Sale location

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,

Terms of the sale

Sale date	Sale time	Time zone	OR	Date the taxpayer's interest in the property is terminated
OCTOBER 27, 2017	3:00 P.M.	CENTRAL		

Section 5. Principal Obligation

Amount of principal obligation	$391,419.56
Interest owed to the seller	$19,367.08
Known expense amounts	$20,469.13
Total	$431,255.77

Complete description of any expenses. This may include legal expenses, selling costs, maintenance fees and expenses, which will be charged against the sale proceeds. **Note:** Not all expenses may be reimbursable if there is an IRS redemption of the property.

LATE CHARGES, CORPORATE & ESCROW ADVANCES, LEGAL EXPENSES

Section 6 Optional *(Additional property value details)* Check here to add optional information ☐

Acknowledge Notice of Sale	Submitter Completes	IRS Completes
	☑ Acknowledgement requested	☐ Acknowledgement sent