This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
**PARCEL ID 162 01 0 124.00**
**349 STRASSER DRIVE**
**NASHVILLE, TN 37211**

NO MORTGAGE
New Owner - Send Tax Bills:
**REGIONS BANK D/B/A REGIONS MORTGAGE**
**7130 GOODLETT FARMS PARKWAY**
**CORDOVA, TN 38016**

Bill Garrett Davidson County
Batch# 70421 **DEEDTRS**
03/19/2018 09:54:40 AM 2 pgs
Fees: $13.00 Taxes: $750.36



20180319-0025404

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **NOVEMBER 8, 2016, SUSAN VOSS,** was named Trustee in a Deed of Trust of even date executed by **JOSHUA COOLEY AND JESSICA NIXON, HUSBAND AND WIFE,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$235,161.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20161110-0119197,** 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. 20180118-0005086,** 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 **FEBRUARY 15, 2018/FEBRUARY 22, 2018/MARCH 1, 2018** 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 **THURSDAY, MARCH 15, 2018 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 **REGIONS BANK D/B/A REGIONS MORTGAGE,** submitted the highest and best bid in the amount of **$202,800.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **REGIONS BANK D/B/A REGIONS MORTGAGE,** 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. 2, RESUBDIVISION OF LOT NO. 20 ON THE PLAN OF FAIRLANE PARK SUBDIVISION, OF RECORD IN PLAT BOOK 6900, PAGE 472, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.**

**BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS HEREIN BY DEED OF RECORD IN INSTRUMENT NO. 20161110-0119196, SAID REGISTER'S OFFICE.**

**ALSO BEING THE SAME PROPERTY CONVEYED TO JOSHUA COOLEY AND JESSICA NIXON, HUSBAND AND WIFE BY WARRANTY DEED DATED NOVEMBER 8, 2016, OF RECORD IN INSTRUMENT NO. 20161110-0119196, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**THIS IS IMPROVED PROPERTY KNOWN AS 349 STRASSER DRIVE, NASHVILLE, TN 37211.**

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **REGIONS BANK D/B/A REGIONS MORTGAGE** 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, Sub Substitute Trustee
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 15, 2018.**

Jessica Binkley
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 **$202,800.00.**

Affiant

Subscribed and sworn to before me, this **15TH day of MARCH, 2018.**

Jessica Binkley
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