This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP & PARCEL: 085 14 0A 021.00
605 RIVERCREST WAY
NASHVILLE, TN 37214

NO MORTGAGE
New Owner - Send Tax Bills:
1 PUBLIC HOMES, LLC
7051 HWY. 70 SOUTH # 315
NASHVILLE, TN 37221

Karen Johnson Davidson County
Batch# 364921 **DEEDTRS**
02/28/2020 10:04:49 AM 2 pgs
Fees: $13.00 Taxes: $1,101.24



20200228-0022395

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 30, 2004, EMMETT JAMES HOUSE OR BILL R. MCLAUGHLIN,** was named Trustee in a Deed of Trust of even date executed by **NINA LOVELL AND LOUIS E. LOVELL, HUSBAND AND WIFE,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$276,000.00,** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20050103-0000458, AS MODIFIED IN INSTRUMENT NO. 20100625-0049863,** 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 20200122-0007807,** 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 **JANUARY 24, 2020/JANUARY 31, 2020/FEBRUARY 7, 2020** in **TN LEDGER - NASHVILLE EDITION,** 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 **TUESDAY, FEBRUARY 18, 2020 AT 10:00 A.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 **COLE KIRBY ON BEHALF OF 1 PUBLIC HOMES, LLC,** submitted the highest and best bid in the amount of **$297,633.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **1 PUBLIC HOMES, 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:

BEING LOT NO. 21, ON THE PLAN OF FIRST REVISION RIVER CREST, OF RECORD IN PLAT BOOK 9700, PAGE 465 AND 466, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LOUIS E. LOVELL AND NINA LOVELL, HUSBAND AND WIFE, BY WARRANTY DEED DATED DECEMBER 30, 2004 FROM JOSEPH L. LOVELL AND WIFE, DEIDRA R. LOVELL OF RECORD IN INSTRUMENT NO. 20050103-0000457, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID LOUIS LOVELL HAVING SINCE DIED ON OR ABOUT JULY 9, 2007, LEAVING NINA LOVELL AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS IS IMPROVED PROPERTY KNOWN AS 605 RIVERCREST WAY, NASHVILLE, TN 37214

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **1 PUBLIC HOMES, 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 **FEBRUARY 18, 2020.**

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 **$297,633.00.**

Affiant

Subscribed and sworn to before me, this **18TH day of FEBRUARY, 2020.**

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