BILL GARRETT, Davidson County
Trans:T20120022856 DEEDTRS
Recvd: 03/29/12 12:19 3 pgs
Fees:18.00 Taxes:420.55
20120329-0026756

SUBSTITUTE TRUSTEE'S DEED

Map 82
Group 13 B
Parcel 12.00-CO

WHEREAS, by Deed of Trust dated June 4, 2004, recorded in Instrument No. 20040609-0068461, Register's Office for Davidson County, Tennessee, Rudene Smith conveyed to Mary Frances Rudy, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument No. 20120223-0015794 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale in the Deed of Trust by which advertisement the sale was appointed to be held on March 28, 2012 at 12:00 p.m. at the outside door of the Register of Deeds office located at 501 Broadway, Sommet Center f/k/a Gaylord Entertainment Center in Nashville, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to George Brandt, James Roberts and Eric Sox, as Tenants in Common, at and for the sum of One Hundred Thirteen Thousand Six Hundred Sixty One and 00/100 Dollars ($113,661.00) that being the highest and best bid offered; and

WHEREAS, the purchasers have complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the said purchase price, including the expenses of the sale, and the balance being applied upon said indebtedness for which the property was sold.

NOW THEREFORE, in consideration of the premises and the payment by George Brandt, James Roberts and Eric Sox the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Auborn L. Hager, III, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said George Brandt, James Roberts and Eric Sox, as Tenants in Common, their successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 12 of Ireland 28 Condominiums, also known as Ireland Street 28, a horizontal property regime established by Master Deed of record in Instrument No. 20040416-0043331 and amended in Instrument No. 20040429-0048695, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Rudene Smith by Deed of record in Instrument No. 20040609-0068460, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Instrument No. 20040405-0037953; Book 9183, Page 130; Book 11625, Page 280; Instrument No. 20020425-0051069; Instrument No. 20040416-0043331 and amended in Instrument No. 20040429-0048695, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as show of record.

PROPERTY ADDRESS: 918 Ireland Street, Nashville, Tennessee 37208.

This Notice requirements of T.C.A. Section 35-55-117 have been met.

There are no liens or claimed liens of the United States or the State of Tennessee which would require notice to be given to the United States or the State of Tennessee pursuant to the provisions of 26 U.S.C. Section 7425 (d)(1) or T.C.A. Section 67-1-1433 (b)(1), respectively.

TO HAVE AND TO HOLD the said property above described together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto George Brandt, James Roberts and Eric Sox ,their successors and assigns, in fee simple forever, to whom the said Auborn L. Hager, III, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Auborn L. Hager, III, Substitute Trustee, has hereunto set his hand and seal this 29th day of March 2012.

Auborn L. Hager, III, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of March, 2012, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Auborn L. Hager, III, to me known to be the person described in and who executed the foregoing instruments, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and seal the day and year within.

NOTARY PUBLIC

My Commission Expires: 9.9.14

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration or value for this transfer, whichever is greater, is $ 113,661.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DIANA E. REED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 9, 2014

Auborn L. Hager, III, Affiant

Sworn to and subscribed before me this 29th day March, 2012.

DIANA E. REED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 9, 2014

NOTARY PUBLIC

My Commission Expires: 9.9.14

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

George Brandt
603 Fatherland Street
Nashville, Tennessee 37206

THIS INSTRUMENT WAS PREPARED BY:

AUBORN L. HAGER, III
Attorney at Law
1650 Murfreesboro Road, Suite 136
Franklin, Tennessee 37067