BILL GARRETT, Davidson County
Trans:T20130038298 DEEDTRS
Recvd: 05/08/13 09:17 3 pgs
Fees:18.00 Taxes:481.00
20130508-0046270

Prepared by:
William Timothy Hill Attorney At Law
201 Fourth Avenue North, Suite 1800
Nashville, TN 37219

Address New Owner and Send Tax Bills To:

George Brandt
603 Fatherland St.
Nashville, TN 37206

Tax Map-Parcel Numbers:

076 09 0 A 031.00 CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Reginald D. Fisher and Karla D. Fisher, husband and wife, to Transcontinental Title, Trustee, dated the 19th day of December, 2006, and being of record in Inst. No. 20070104-0001522, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, debts and obligations having been assigned by MERS as nominee for Solstice Capital Group, Inc. at Inst. No. 20120914-0083584, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, HSBC Mortgage Services, Inc. and

WHEREAS, HSBC Mortgage Services, Inc., the holder and owner of the debt secured by said Trust Deed, having for reasons satisfactory to itself, under the provision of said Trust Deed, by instrument recorded in the Register's Office in Inst. No. 20130322-0028486, named and appointed the undersigned as Trustee in the place and stead of the said Transcontinental Title, trustee; and

WHEREAS, default was made in the payment of the debt and obligations secured by said Trust Deed and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Trust Deed in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Trust Deed, advertise for sale the property conveyed by same, the advertisement of sale having been published in Nashville Ledger, a newspaper published in Davidson County, Tennessee in the issues of 3/22/13 – 3/29/13 – 4/5/13 of said newspaper, said sale having been advertised for April 12, 2013, commencing at 12:00 noon in the front corridor of the Davidson County Courthouse, Public Square 4th Ave North, Nashville, Tennessee, at which time and place the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was then and there made by George Brandt a bid of One hundred Thirty Thousand One and 00/100 ($130,001.00), for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, William Timothy Hill, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey to the said George Brandt, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in Davidson County, TN, being Lot No. 31 on Plan of Chandler Grove, of record in Book 7900, page 802, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Reginald D. Fisher and Karla D. Fisher, Husband and Wife by Deed, recorded 4/24/1997 at Book 10426, page 997, Register's Office for Davidson County, Tennessee.

This is improved property known as 309 Compass Point, Hermitage, TN.

TO HAVE AND TO HOLD, unto the said George Brandt, its successors and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants the same against the lawful claims of all persons claiming by, through, and under, a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described Trust Deed, and not further or otherwise.

The Notice of the Right to Foreclose has been given in accordance with Tennessee Code Annotated §35-5-117(i). This sale is made subject to any and all outstanding unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein, and any and all other prior restrictions, encumbrances, or liens of any nature.

WITNESS, the signature of the undersigned, William Timothy Hill, Substitute Trustee, this 12th of April, 2013.

William Timothy Hill, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of April, 2013, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William Timothy Hill, Substitute Trustee, to me known to be the person described, and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and ear above written.

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Charlotte E Herring
Notary Public

My Commission Expires: My Commission Expires JAN. 6, 2014

I, William Timothy Hill, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ($130,001.00).

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance

Affiant

Subscribed and sworn to before me this 12th day of April 2013.

Charlotte E Herring
Notary Public
My Commission Expires: _____

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

Grantee:
George Brandt
603 Fatherland St.
Nashville, TN 37206

NOTICE OF FORECLOSURE
AND SUBSTITUTE TRUSTEE'S SALE

Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Reginald D. Fisher and Karla D. Fisher, husband and wife, to Transcontinental Title, Trustee, dated the 19th day of December, 2006, and being of record in Inst. No. 20070104-0001522, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, debts and obligations having been assigned by MERS as nominee for Solstice Capital Group, Inc. at Inst. No. 20120914-0083584, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, HSBC Mortgage Services, Inc. Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust and appointing William Timothy Hill as Substitute Trustee.

NOW, THEREFORE, I, William Timothy Hill, Trustee, pursuant to the said Deed of Trust, having been requested by the owner and holder of said indebtedness so to do, by virtue of the authority and power vested in me by said deed of trust and appointing of Substitute Trustee will on the 12th day of April, 2013, at 12:00 noon, on the front door of the Davidson County Courthouse, Public Square, 4th Ave North, Nashville, Tennessee, sell at public outcry to the highest bidder for cash (or credit upon the indebtedness secured, if the holder is the successful purchaser) the following described property located in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in Davidson County, TN, being Lot No. 31 on Plan of Chandler Grove, of record in Book 7900, page 802, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Reginald D. Fisher and Karla D. Fisher, Husband and Wife by Deed, recorded 4/24/1997 at Book 10426, page 997, Register's Office for Davidson County, Tennessee.

This is improved property known as 309 Compass Point, Hermitage, TN.

If there is any discrepancy with the street address, the legal description will control.

At the time of this publication, the § 35-5-117 notice of the right to foreclose was timely forwarded. The sale of the property described in said Deed of Trust shall be subject to any and all instrument of record, prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes, assessments, penalties and interest, if any. All right and equity of redemption, homestead, dower and all other exceptions are expressly waived in said Deed of Trust, and the title is believed to be good, but the Substitute Trustee will convey and sell only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day or time certain without further publication, upon announcement at the time for the above.

This is an attempt to collect a debt and any information obtained will be used for that purpose.
Other interested parties: GE Money Bank

This 11th day of March, 2013.



William Timothy Hill, Substitute Trustee

Insertion Dates: 3/22/13 – 3/29/13 – 4/5/13