BILL GARRETT, Davidson County
Trans:T20130055157 DEEDTRS
Recvd: 06/28/13 14:24 2 pgs
Fees:13.00 Taxes:316.35
20130628-0066922

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 175 08 0 014.00
4720 HICKORY WAY
ANTIOCH, TENNESSEE 37013

NO MORTGAGE
New Owner - Send Tax Bills:
GEORGE BRANDT
603 FATHERLAND STREET
NASHVILLE, TN 37206

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 31, 2007, SOUTHEAST TITLE,** was named Trustee in a Deed of Trust of even date executed by **SHAUN A. MEDSKER (A/K/A SHAUN ANDREW MEDSKER, A/K/A SHAUN MEDSKER), AN UNMARRIED MAN AND TONIA M. MILES (A/K/A TONIA MILES), AN UNMARRIED WOMAN,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$135,769.00,** principal said Deed of Trust being recorded in **INSTRUMENT NO. 20070906-0107035** 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 JESSICA D. BINKLEY,** either of whom may act, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20130426-0041871** 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 realestate 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: **MAY 10, 2013/ MAY 17, 2013/ MAY 24, 2013** in **DAVIDSON A.M.,** 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, JUNE 14, 2013 AT 3:00 P.M., 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 **GEORGE BRANDT, 603 FATHERLAND STREET, NASHVILLE, TN 37206,** submitted the highest and best bid in the amount of [redacted]

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

PROPERTY COMMONLY KNOWN AS 4720 HICKORY WAY, ANTIOCH, TN 37013, DAVIDSON COUNTY, TENNESSEE.

BEING LOT NO. 21, ON THE PLAN OF HICKORY WOODS, SECTION ONE, OF RECORD IN PLAT BOOK 6900, PAGE 509, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SHAUN A. MEDSKER UNMARRIED AND TONIA M. MILES UNMARRIED, BY WARRANTY DEED DATED AUGUST 31, 2007 OF RECORD IN INSTRUMENT NO. 20070906-0107034 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM SHAUN MEDSKER, A SINGLE PERSON AND TONIA MILES, UNMARRIED TO SHAUN MEDSKER, UNMARRIED THEIR HEIRS, SUCCESSORS, AND ASSIGNS, BY QUIT CLAIM DEED DATED JANUARY 19, 2010 OF RECORD IN INSTRUMENT NO. 20100120-0004786 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 4720 HICKORY WAY, ANTIOCH, TENNESSEE 37013.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **GEORGE BRANDT**, 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.

Witness my hand and official seal at Nashville, Tennessee, on **JUNE 14, 2013.**

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 **JUNE 14, 2013.**

Notary Public

My Commission Expires: 10·18·16

JESSICA BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ **60,841.00**

Affiant

Subscribed and sworn to before me, this **14TH day of JUNE, 2013.**

Notary Public

My Commission Expires: 10·18·16

JESSICA BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 85,500.00

Affiant

Subscribed and sworn before me this the
28 Day of June, 2013

Deputy Register