This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
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901-526-8296
WSC #103082

BILL GARRETT, Davidson County
Trans:T20130056597 DEEDTRS
Recvd: 07/03/13 09:50 2 pgs
Fees:13.00 Taxes:296.00
20130703-0068713

Tennessee
Map # 096-13-0-111.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 28, 2008, and recorded in Instrument Number 20080605-0057801 in the Register's Office of Davidson County, Tennessee, Derrick Rutter and Kathy Rutter, husband and wife, conveyed to Greg A. Ziskind, Trustee(s), 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 Number 201306030055826 in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on June 25, 2013, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center, 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 sale Eric Sox, whose address is 7051 Highway 705 #315, Nashville, Tennessee 37221, being the highest and best bidder, became the purchaser of said property at and for the sum of EIGHTY THOUSAND AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by Eric Sox of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Eric Sox, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 2 on the plan of Happy Acres, of record in Plat Book 2331, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Derrick D. Rutter and wife, Kathy A. Rutter, their heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20080605-0057800, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Eric Sox, his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on June 25, 2013 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 25, 2013 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
2882 Lyncrest Drive,
Nashville, TN 37214-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Eric Sox
7051 Highway 705 #315
Nashville, TN 37221,

Mortgagee: None

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STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, June 25, 2013
NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 80000
, Affiant
Subscribed and sworn before me this the
3 Day of July, 2013.
Brandi Weeks, Deputy Register