BILL GARRETT, Davidson County
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20140623-0054570

FILE NO.: 14-05299

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
277 MALLORY STATION ROAD
SUITE 115
FRANKLIN, TN 37067

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Robert L Andrews conveyed to Ronald W. Sleigh as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Cumberland Bank and Trust, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated January 28, 2008 and recorded on February 5, 2008 in Instrument No. 20080205-0011812, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Nationstar Mortgage LLC**; and

WHEREAS, Nationstar Mortgage LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument 20140402-0027302 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on May 22, 2014 at 10:00AM to the highest and best bidder for cash, at which sale Eric Sox, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $72,500.00; and

WHEREAS, Eric Sox has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by Eric Sox as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Eric Sox, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 72, on the plan of Phase I, Forest View Park, Section V, of record in Book 6250, Page 203, as amended by a Surveyor's Certificate of Correction of record in Book 6565, Pages 61, 62, and 63, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Shane Atkins by deed from Resa A. Quick and husband, Orlando B. Quick, dated June 10, 2004, recorded July 6, 2004, of record in Instrument No. 20040706-0079880, re-recorded in Instrument No. 20040913-0110342, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to grantor(s) herein by deed dated 1/28/08, of record in Book 20080205, Page 0011811 Register's Office for said county.

Property commonly known as: 352 Cedarcliff Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Eric Sox, its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN TESTIMONY WHEREOF, **Attorney January Taylor** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 13th day of June, 14.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
January Taylor
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared January Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

Notary Public

TOMIKA D CROMER MY COMMISSION EXPIRES OCT. 30 2016 DEKALB CO., GEORGIA NOTARY PUBLIC

My Commission Expires: 10/30/2016

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $72,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

January Taylor

Subscribed and sworn to before me on this 13th day of June, 14.

Notary Public

TOMIKA D CROMER MY COMMISSION EXPIRES OCT. 30 2016 DEKALB CO., GEORGIA NOTARY PUBLIC

My Commission Expires: 10/30/2016

Brock & Scott File No.: 14-05299
Property Address: 352 Cedarcliff Road, Antioch, TN 37013
Tax Parcel I.D. No.: 15005034300
Property Owner and Tax Notices:
Eric Sox
7051 Highway 70 South 315
Nashville, TN 37221