BILL GARRETT, Davidson County
Trans: T20140055529 DEEDTRS
Recvd: 07/31/14 10:43 3 pgs
Fees: 18.00 Taxes: 79.92
20140731-0068266

FILE NO.: 14-10074

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Betty Sue Preston conveyed to First American Title Company as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for CitiMortgage, Inc., 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 May 17, 2007 and recorded on May 25, 2007 in Instrument No. 20070525-0062297, 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 **CitiMortgage, Inc.**; and

WHEREAS, CitiMortgage, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 201406030047675 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 July 17, 2014 at 10:00AM to the highest and best bidder for cash, at which sale Eric Sox and George Brandt, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $21,600.00; and

WHEREAS, Eric Sox and George Brandt 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 and George Brandt 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 and George Brandt, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 6143, Page 954, ID# 81 06 135, being known and designated as Lot 22, Block None, Cumberland Gardens, filed in Plat Book 2900, Page 4, recorded 06/04/1959.

By fee simple deed from Lewis J. Cox and Barbara D. Cox, husband and wife as set forth in Book 6143 Page 954 dated 09/23/1983 and recorded 09/26/1983, Davidson County Records, State of Tennessee.

Property commonly known as: 1810 28th Avenue North, Nashville, TN 37208.

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 and George Brandt, 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 29th day of July, 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



My Commission Expires: 10/30/2016

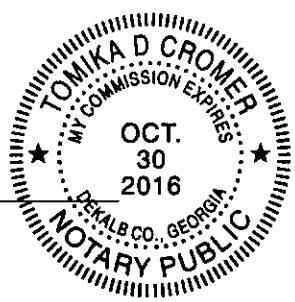
STATE OF GEORGIA
COUNTY OF DEKALB

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 $21,600.00, 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 28th day of July, 14.

Notary Public



My Commission Expires: 10/30/2016

Brock & Scott File No.: 14-10074
Property Address: 1810 28th Avenue North, Nashville, TN 37208
Tax Parcel I.D. No.: 081 06 0 135.00
Property Owner and Tax Notices:
Eric Sox and George Brandt
7051 Hwy 70 South, Suite 315
Nashville, TN 37221