THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181

RETURN TO:
Eric Sox and George Brandt
7051 Highway 70, South 315
Nashville, TN 37221

BILL GARRETT, Davidson County
Trans:T20140063160 DEEDTRS
Recvd: 08/26/14 11:55 2 pgs
Fees:13.00 Taxes:507.92
20140826-0077711

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 30, 2006, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20061212-0153035 ("Deed of Trust"), Douglas Johnson conveyed to Arnold M. Weiss, as Trustee, in the amount of $139,965.04 payable to Mortgage Electronic Registraton Systems, Inc. acting solely as nominee for Countyrwide Home Loans, Inc. the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 201406030047771 in the Register's Office 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 Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 7/11/2014, 7/18/2014, 7/25/2014, in Nashville Ledger, by which advertisement the sale was held on August 7, 2014, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, Carolyn Pearl, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Eric Sox and George Brandt, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $137,276.00; 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;

NOW, THEREFORE, in consideration of the premises and of the payment by to Eric Sox and George Brandt as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto the Eric Sox and George Brandt, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being the same property conveyed to Robert B. Johnson on 02/21/2006, by deed from Hugh E. Brooks, Jr., and wife, Grace Howard-Brooks, filed for record on 02/23/2006, in Instrument Number 20060223-0021276, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas Johnson on 11-30-06 by deed from Robert B. Johnson, filed for record on 12/12/06, in Instrument Number 200612120153034, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being part of Lot No. 30 and part of Lot 31, both in D.T.McGavock's Homestead Addition to Nashville, as of record in Book No. 57, Page 9, of the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 30 and said part of Lot No. 31 adjoin and together front 36 feet on the Westerly side of 6th Avenue, North and runs back between parallel lines 175 feet to an alley, and further described as follows: Being the Northerly 14 feet of Lot No. 30 and the Southerly 22 feet of Lot No. 31 in said Addition beginning in the Westerly margin of the 6th Avenue, North at a point 36 feet North from the line between Lot No. 29 and 30 in said Addition; thence North with said Westerly margin of 6th Avenue, North, 36 feet; thence Westerly and parallel with the line between Lot No. 29 and 30 as aforesaid 175 feet to the Easterly line of an alley; thence with said Southerly 36 feet; thence Easterly 175 feet to the place of beginning.

The last recorded Warranty Deed was filed of record at Instrument Number 200612120153034 in the Register's Office of Davidson County, Tennessee.

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.

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 successors and assigns forever, to whom the said, Priority Trustee Services of TN, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 20th day of August, 2014.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Charity Bridgewater
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 20th day of August, 2014 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charity Bridgewater, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Priority Trustee Services of TN, LLC, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

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

Karen L Hibbets
Notary Public

Karen L. Hibbets
Notary Public, State of Georgia
Gwinnett County
My Commission Expires May 4, 2017

My Commission Expires:

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STATE OF GEORGIA
COUNTY OF DEKALB I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $137,276.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 20th day of August, 2014.

Karen L Hibbets
Notary Public

Karen L. Hibbets
Notary Public, State of Georgia
Gwinnett County
My Commission Expires May 4, 2017

My Commission Expires:

File No.: 1R189214
Property Address: 1619 6th Ave N, Nashville, TN 37208
Tax Parcel ID No.: 08108048900

Mail Tax Notices To and Property Owner:

7051 Highway 70, South 315
Nashville, TN 37221
6154794137