THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
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Memphis, TN 38117
(901)767-5566

S&K:14-057793

BILL GARRETT, Davidson County
Trans:T20140069496 DEEDTRS
Recvd: 09/17/14 10:20 2 pgs
Fees:13.00 Taxes:229.03
20140917-0085197

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 8, 2009, recorded in Instrument No. 20090514-0044416, in the Register's Office of Davidson County, Tennessee, Andrew J. Long and wife, Lisa G. Long conveyed to H. Kevin Blankenship, Trustee, 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20140806-0070809, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested said Substitute Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request the property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the Nashville Ledger, such advertisement appearing in said newspaper on June 20, 2014, June 27, 2014, and July 4, 2014, by which advertisement the sale was appointed to be held on August 28, 2014, at the Auction.com Room of the Schermerhorn Symphony Center, One Symphony Place Nashville, TN 37201, at 10:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to George Brandt and Eric Sox, whose address is 7051 Hwy 70 South 315, Nashville, TN 37221, at and for the sum of $61,900.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, George Brandt and Eric Sox, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by George Brandt and Eric Sox the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said George Brandt and Eric Sox, their successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Antioch Park, Section Six-A, of record in Plat Book 4955, page 94, Register's Office for said County.

Said Lot No. 1 fronts 68.00 feet on the northerly margin of Tusculum Road and extends back 128.08 feet on the easterly line and 158.00 feet on the westerly line to a broken line in the rear, measuring 132.86 feet thereon.

Being the same property conveyed to Andrew J. Long and wife, Lisa G. Long, by deed from Patricia Spicer Carden, Trustee with full power to convey, encumber, mortgage, or otherwise deal with said property without the joinder of any beneficiary, of record in Book 8360, page 558, dated May 21, 1991, said Register's Office.

This legal description is identical with that in Deed of Trust recorded in, Instrument No. 20090514-0044416, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20090514-0044416, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Book 8360, Page 558 and Quit Claim Deed recorded in Instrument Number 201106230048281, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto George Brandt and Eric Sox, their successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set its hand and seal this 8th day of September, 2014.

Shapiro & Kirsch, LLP

By: Budget Cole

Authorized Signatory **Bridget Cole**

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 8th day of September 2014, before me, a Notary Public, in and for said State and County, personally appeared Bridget Cole, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Kirsch, LLP, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

HILARY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires:

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $61,900.00, 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 the date written above.

~~My commission expires:~~

~~Notary Public~~

PROPERTY ADDRESS: 104 Tusculum Road, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
George Brandt and Eric Sox
7051 Hwy 70 South 315, Nashville, TN 37221

S&K File #14-057793 / WNI
Map & Parcel -162 07 0 122.00

RETURN TO:

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

14-057793 / STD
9/5/2014 9:46 AM