THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

Davidson County	DEEDTRS
Recvd: 10/28/14 15:24	3 pgs
Fees:18.00 Taxes:117.11	
20141028-0099497	

S&K:14-059869

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 22, 2006, recorded in Instrument No. 20060928-0120093, in the Register's Office of Davidson County, Tennessee, James Booker and wife, Minna Diane Booker aka Minnia Diane Booker, tenants by the entirety conveyed to Wyatt Pollert, 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 20140911-0083405, 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 Ledger, such advertisement appearing in said newspaper on September 5, 2014, September 12, 2014, and September 19, 2014, by which advertisement the sale was appointed to be held on October 7, 2014, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, 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 Eric Sox and George Brandt, whose address is 7051 Hwy 70 South, Suite 315, Nashville, TN 37221, at and for the sum of $31,650.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Eric Sox an George Brandt, 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 Eric Sox and George Brandy 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 Eric Sox and George Brandt, their successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

The real property in the State of Tennessee County of Davidson:

Being in the 13th, formerly 23rd Civil District of said County, being part of Lot No. 31 on unrecorded plan of Brattonview Subdivision at Bordeaux, described partly according to survey made by E.L. Miller, Jr. & Company, Surveyors, dated Jan. 21, 1964, as follows:

BEGINNING at a concrete monument on the southeasterly margin of Courtney Avenue, at the most westerly corner of Lot No. 9 on the Plan of Orchard Hill as of record in Book 2663, page 98, Register's Office for said County; thence with the southwesterly line of Lot No. 9, south 49° 30' east 190.2 feet to an iron pin, the centerline of the Tennessee Electric Power Company's easement of record in Book 787, page 2, said Register's Office; thence with said line, south 36° 40' west passing an iron pin at 85 feet, in all 90 feet thence northwestwardly 213.4 feet more or less to the southeasterly margin of Courtney; thence with said Courtney Avenue, north 52° 30' East 90 feet to the beginning.

TAX ID# 69-12 77.01

This being the same property conveyed to James Booker and Minna Diane Booker from John Booker and Imogene M. Booker herein by Deed recorded 9/10/73 in Deed Book 4744 at Page 633.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060928-0120093, 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. 20060928-0120093, in the Register's Office of Davidson County, Tennessee.

The last deed of record is QuitClaim Deed recorded in Book 4744, Page 633, 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 Eric Sox and George Brandt, 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 23rd day of October, 2014.

Shapiro & Kirsch, LLP

By: Budget Cole

Authorized Signatory **Bridget Cole**

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 23rd day of October 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.

11-14-15
My commission expires:

Notary Public

DOROTHY A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TENN
My Comm. Expires November 14, 2015

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 $31,650.00, 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.

3-3-15
My commission expires:

Notary Public

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: 2200 Courtney Avenue, Nashville, Tennessee 37218

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

S&K File #14-059869 / WNI
Map & Parcel -069 12 0 077.01

RETURN TO:

Sam L

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

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY