THIS INSTRUMENT PREPARED BY
& RETURN TO:
Morris|Schneider|Wittstadt, LLC
200 Jefferson Avenue
Suite 1350
Memphis, TN 38103
678-298-2117 or 866-503-4930
File No.: TN-87000106-14

BILL GARRETT, Davidson County
Trans:T20140089138 DEEDTRS
Recvd: 11/26/14 10:09 4 pgs
Fees:23.00 Taxes:381.10
20141126-0109089

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 31, 2011, and recorded in the Register's Office of Davidson County, Tennessee, as Document Number 20110406-0026661, ("Deed of Trust"), Stephanie Collier conveyed to Tri-Star Title and Escrow, LLC, as Trustee, 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 beneficial interest of said Deed of Trust was last transferred and assigned to Nationstar Mortgage LLC; and

WHEREAS, Nationstar Mortgage LLC, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument Number 20140728-0066656 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 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 September 12, 2014, September 19, 2014, and September 26, 2014 in The Davidson Am section of the Tennessean, by which advertisement the sale was held on November 6, 2014, Davidson County Courthouse, South Main door, One Public Square, Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, all notices have been given as required by T.C.A. §35-5-117, if any; and

WHEREAS, at the time and place mentioned in said advertisement, York Trustee Services, LLC, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale George Brandt and Eric Sox, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $103,000.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to George Brandt and Eric Sox, his/her successors and assigns;

WHEREAS, the owner and holder of said debt for which said property was sold 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 George Brandt and Eric Sox, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned York Trustee Services, LLC, does hereby grant, bargain, sell and convey unto George Brandt and Eric Sox, his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

BEING ALL OF LOT NO. 76 (SEVENTY-SIX) ON THE PLAN OF FINAL PLAT, PHASE 1, SECTION II, THE PRESERVE AT OLD HICKORY, "CLUSTER LOT SUBDIVISION", A PLANNED UNIT DEVELOPMENT, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20061031-0135248, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO STEPHANIE COLLIER, AN UNMARRIED WOMAN BY DEED FROM OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, DATED MARCH 31, 2011, APPEARING OF RECORD IN INSTRUMENT NUMBER 20110406-0026660, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS OF RECORD IN INSTRUMENT NUMBER 20060824-0104548, AND IN INSTRUMENT NUMBER 20061208-0152023; EASEMENT TO TENNESSEE TELEPHONE COMPANY OF RECORD IN INSTRUMENT NUMBER 20061013-0127087; EASEMENT TO COLONIAL PIPELINE OF RECORD IN BOOK 4542, PAGE 131, IN BOOK 3616, PAGE 453, IN BOOK 3670, PAGE 13, AND IN BOOK 3571, PAGE 599; EASEMENT TO FIRST SUBURBAN WATER DISTRICT OF RECORD IN BOOK 4453, PAGE 154; TRANSMISSION LINE EASEMENTS OF RECORD IN BOOK 4425, PAGE 582, AND IN BOOK 2346, PAGE 378; DECLARATION OF TAKING TO UNITED STATES OF AMERICA (TVA) OF RECORD IN BOOK 11335, PAGE 609, AND IN INSTRUMENT NUMBER 200210170127752; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NUMBER 20041103-0132562; CHARTER OF HOMEOWNERS ASSOCIATION OF RECORD IN INSTRUMENT NUMBER 20060824-0104548; EASEMENT TO TDS TELECOM OF RECORD IN INSTRUMENT NUMBER 20061013-0127208; AND TO ANY AND ALL MATTERS SHOWN ON SAID PLAT AND SURVEY OF RECORD IN INSTRUMENT NUMBER 20061031-0135248; ALL OF SAID REGISTER'S OFFICE.

This property is commonly known as 5157 Preserve Boulevard, Antioch, TN 37013, but is not part of this legal description.

Parcel Number: 175060A12000CO

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

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 George Brandt and Eric Sox, his/her successors and assigns, forever, to whom the said. York Trustee Services, 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, York Trustee Services, LLC, Substitute Trustee, has hereunto set his/her hand, this 21st day of November, 2014.

York Trustee Services, LLC

By: _____
Name: W. Barrington King, JR.
Title: Member

State of Georgia

County of Fulton

On this 21 day of November, 2014., before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared,
W. Barrington King JR., 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 an officer or authorized agent of York Trustee Services, LLC, the within named bargainor, being duly authorized, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation, company, or entity by himself or herself as such officer.

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

_____
Notary Public

My Commission Expires: 01/08/15

DJ DILLON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Comm. Expires January 8, 2015

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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 $103,000.00, 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 21 DAY OF November, 2014.

Notary Public

My Commission Expires: 01/08/15

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Parcel ID #: 175060A12000CO

Mail Tax Notices To and Property Owner:
George Brandt
603 Fatherland Street
Nashville, TN 37206

