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

S&K:14-059889

BILL GARRETT, Davidson County
Trans:T20140090434 DEEDTRS
Recvd: 12/03/14 09:22 2 pgs
Fees:13.00 Taxes:318.44
20141203-0110726

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 27, 2007, recorded in Instrument No. 20070731-0090671; corrected by Scrivener's Affidavit at Instrument Number 20080408-0035435, in the Register's Office of Davidson County, Tennessee, John Mark Hostetler, a married man and wife, Ruth Kaufman conveyed to Realty Title & Escrow Company, 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# 20140926-0088822, 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 October 10, 2014, October 17, 2014, and October 24, 2014, by which advertisement the sale was appointed to be held on November 6, 2014, at the front entrance of the The Historic Davidson County Courthouse, One Public Square, 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 Eric Sox and George Brandt , whose address is 7051 Hyw 70 South 315, Nashville, TN 37221, at and for the sum of $86,065.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Eric Sox and 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 Brandt 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:

Land in Davidson County, Tennessee, being Lot No. 137, on the Plan of Section V, Bellshire Estates, of record in Book 2133, Page 114, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Mark Hofstetler and wife, Ruth Kaufman, by deed from Arlen Enterprises, LLC, dated July 27,2007, recorded ,2007, of record Instrument No. 20070731-0090670, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070731-0090671; corrected by Scrivener's Affidavit at Instrument Number 20080408-0035435, 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. 20070731-0090671; corrected by Scrivener's Affidavit at Instrument Number 20080408-0035435, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Instrument Number 20070731-0090670 and corrected at Scrivener's Affidavit at Instrument Number 20080408-0035434, 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 10th day of November, 2014.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

Michael A. Dennie

Michael A. Dennie

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 10th day of November, 2014, before me, a Notary Public, in and for said State and County, personally appeared Michael A Dennie, 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.

MY COMMISSION EXPIRES
JANUARY 05, 2015
My commission expires:

_____
Notary Public

MARY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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 $86,065.00, 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: 1127 Tuckahoe Drive, Nashville, Tennessee 37207

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

S&K File #14-059889 / CXE
Map & Parcel -041 16 0 030.00

RETURN TO:

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 86,065.00
_____, Affiant
Subscribed and sworn before me this the
3 Day of December, 2014.
_____ Deputy Register

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