BILL GARRETT, Davidson County
Trans:T20140091611 DEEDTRS
Recvd: 12/08/14 11:42 3 pgs
Fees:18.00 Taxes:222.00
20141208-0112153

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 Music Square West, Suite 502
Nashville, Tennessee 37203
(615) 460-7478

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Eric Sox & George Brandt 7051 Highway 70 South-315 Nashville, Tennessee 37221	Eric Sox & George Brandt 7051 Highway 70 South-315 Nashville, Tennessee 37221	11916008400

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, there has occurred one or more acts of default in the note evidencing the indebtedness owed to SunTrust Bank ("Lender");

WHEREAS, Lender is the beneficiary of the Deed of Trust of record in Instrument No. 20110513-0036785, as corrected by Scrivener's Affidavit of record in Instrument No. 20141014-0094457, Register's Office for Davidson County, Tennessee (hereinafter referred to as "Deed of Trust"); said Deed of Trust secures to the Lender the payment in full of the note evidencing the subject indebtedness and any other obligations then existing or arising thereafter;

WHEREAS, by and through the above described Deed of Trust, the Grantors, Edward Franklin Heathman and his wife, Rhonda D. Heathman, (the "Borrowers"), conveyed the real property described herein to Jovetta Woodard and Patricia Robinson, Trustee, for the benefit of the Lender, with power of sale;

WHEREAS, Lender, pursuant to the terms and conditions of the above Deed of Trust, did appoint Heather D. Wood as Substitute Trustee, to serve in the stead of the Trustee with all powers granted unto the Trustee, such appointment appearing of record in Instrument No. 20141014-0094458, Register's Office for Davidson County, Tennessee;

WHEREAS, Lender notified the Substitute Trustee of the default in the payments called for in the note secured by the above Deed of Trust and demanded that the Substitute Trustee advertise the subject property for sale pursuant to the terms and conditions of the said Deed of Trust;

WHEREAS, the Substitute Trustee did advertise the property for sale in the "Nashville Ledger" on November 7, 2014, November 14, 2014 and November 21, 2014, in accordance with and in fulfillment of the requirements of the above Deed of Trust;

WHEREAS, the Substitute Trustee, in accordance with the requirements of the above Deed of Trust and the published advertisement for sale of the subject property, did on the 3rd day of December, 2014, appear and conduct the sale of the herein described property;

WHEREAS, Eric Sox did place the highest bid for the subject property, being the sum of $60,000.00; and

NOW THEREFORE, for and in consideration of the sum of $60,000.00, the Substitute Trustee has bargained and sold, and by these present does transfer and convey unto the said Eric Sox and George Brandt, the Grantees herein, their successors and assigns, the property described as follows:

The following described real estate, situated in the County of Davidson, State of Tennessee:

Lot 4, on the Plan of Battlewood, Section III, as shown on plat of record in Plat Book 3300, page 4, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edward Franklin Heathman, by Quitclaim Deed from Alice Irene Heathman, dated October 15, 1998 of record in Book 11269, page 47, as corrected by Scrivener's Affidavit in Instrument No. 20141027-0098826, Register's Office for Davidson County, Tennessee. Upon information and belief Edward Franklin Heathman is deceased.

Property Known As: 1006 Drummond Drive
Nashville, Davidson County, Tennessee 37211

Map/Parcel: 11916008400

(The address and map and parcel above are believed to be correct; but same is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.)

This sale is subject to any tenant(s) rights to possession.

This sale is subject to all matters shown on any recorded document, including any applicable recorded plan, plat, charter, restriction, judgment(s), notice of governmental entity, or declaration of taking(s); any prior lien(s) of record; unpaid taxes and assessments which exist as a lien against said properties; any restrictive covenant(s), easement(s) or setback line(s) that may be applicable; any rights, exemptions and/or rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims, and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this foreclosure sale. This sale is also subject to any matter that an accurate survey of the premises might disclose.

The Substitute Trustee makes no personal warranties or representations concerning the subject property. The transfer is "AS IS, WHERE IS, AND WITH ALL FAULTS," and without warranty of any kind, express or implied, as to the condition of such property and the improvements located thereon, including merchantability or fitness for particular purpose. Trustee shall make no covenant of seisin or warranty of title, express or implied. Grantee accepts title to the property subject to any problems arising in connection with the property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of the Environmental Laws, and potential flood hazards. By accepting the Successor Trustee's Deed, Grantee agrees to indemnify and hold the Successor Trustee harmless from any and all costs, expenses, and liability, including without limitation attorneys' fees, arising out of or in connection with any of the foregoing.

To have and to hold the said tract or parcel of land, including all appurtenances, estate, title and interest thereto belonging, unto the said Grantee, their heirs and/or assigns, forever.

Whenever used, the singular number or pronoun shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(SIGNATURES AND NOTARY ACKNOWLEDGEMENT TO FOLLOW)

WITNESS, my hand this 3rd day of December, 2014.

Heather Wood
Heather D. Wood, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Heather D. Wood**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Trustee under the above referenced Deed of Trust, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of December, 2014.

Ashley W. Morgan
Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $60,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Heather Wood
Heather D. Wood, Substitute Trustee

Sworn to and subscribed before me this the 3rd day of December, 2014.

Ashley W. Morgan
Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016