THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
277 MALLORY STATION ROAD
SUITE 115
FRANKLIN, TN 37067

BILL GARRETT, Davidson County
Trans:T20140092125 DEEDTRS
Recvd: 12/09/14 15:40 3 pgs
Fees:18.00 Taxes:1184.00
20141209-0112836

FILE NO.: 14-11322

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, David Matthew Eddmenson and Carrie Eddmenson conveyed to Rudy Title & Escrow, LLC as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Kirkston Mortgage Lending LLC, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated February 17, 2012 and recorded on February 22, 2012 in Instrument No. 20120222-0015491, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Lakeview Loan Servicing, LLC**; and

WHEREAS, Lakeview Loan Servicing, LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20140910-0082901 in the Office of the Register of Deeds 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, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on November 18, 2014 at 10:00AM to the highest and best bidder for cash, at which sale Larry Cox, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $320,000.00; and

WHEREAS, Larry Cox 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; and

NOW, THEREFORE, in consideration of the premises and of payment by Larry Cox as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Larry Cox, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Edgefield Land Co's First Subdivision, of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

Being the same property conveyed to David Matthew Eddmenson and Carrie Eddmenson by Deed recorded February 22, 2012 in Instrument No. 20120222-0015489, Register's Office for said County.

Property commonly known as: 1601 Shelby Avenue, Nashville, TN 37206.

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 Larry Cox, its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN TESTIMONY WHEREOF, **Attorney January Taylor** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 3rd day of December 2014

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
January Taylor
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

Before me, a Notary Public in the State and County aforementioned personally appeared January Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

DEBBIE R FOUSHEE NOTARY PUBLIC FULTON COUNTY, GEORGIA

Debbie R. Foushee
Notary Public

My Commission Expires: 7-24-18

STATE OF GEORGIA
COUNTY OF FULTON

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DEBBIE R FOUSHEE NOTARY PUBLIC FULTON COUNTY, GEORGIA

January Taylor

Subscribed and sworn to before me on this 3rd day of December 2014

Debbie R. Foushee
Notary Public

My Commission Expires: 7-24-18

Brock & Scott File No.: 14-11322
Property Address: 1601 Shelby Avenue, Nashville, TN 37206
Tax Parcel I.D. No.: 083 13 0 492.00
Property Owner and Tax Notices:
Larry Cox
5516 Maplesong drive
Nashville, TN 37211