BILL GARRETT, Davidson County
Trans:T20150008420 DEEDTRS
Recvd: 02/03/15 11:00 3 pgs
Fees:18.00 Taxes:145.94
20150203-0009974

Address New Owner(s)/Return to:
Dale Hire and George Brandt
310 Dudley Avenue
Nashville, GA 37212

Send Tax Bills to:
Dale Hire and George Brandt
310 Dudley Avenue
Nashville, GA 37212

Map Parcel Number:
075 13 0 072.00

Prepared by:
Robert J. Solomon
Solomon | Baggett, LLC
40 Technology Parkway South, Suite 202
Norcross, Georgia 30092

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust has been heretofore executed by ROBERT P. HOLT, to Thomas F. Baker, IV, Trustee, recorded November 9, 2009 in Davidson County Register's Office as Instrument No. 20091109-0103376, conveying the hereinafter described real estate in trust to secure payment of a Note and said Note being described therein and payable to the order of First Tennessee Bank National Association; and

WHEREAS, by instrument executed by First Tennessee Bank National Association, dated October 20, 2014, and recorded on November 4, 2014, and filed for record as Instrument No. 20141104-0101540 in said Register's Office, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, was appointed as Successor Trustee, with all rights, powers and privileges of the original Trustee named in said Deed of Trust; and

WHEREAS, default was made in payment of installments maturing on said Note and in performance of covenants contained in the Deed of Trust, by reason of which the entire balance owing thereon was declared due and payable, default being made in payment thereof and such default continued until time of sale; and

WHEREAS, by virtue of the power and authority vested in him as such Successor Trustee, under the Deed of Trust of record as Instrument No. No. 20091109-0103376, aforesaid, at the request of the owner of said Note and for the purpose of effecting payment and satisfaction thereof, principal and interest, attorney's fees and costs of sale, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, Successor Trustee, pursuant to the advertisement published in *The Tennessean*, a newspaper published

and of general circulation in Davidson County, Tennessee, in its issues on December 19, 2014, December 26, 2014 and January 2, 2015, offered for sale at public outcry to the highest and best bidder for cash at the front door of the Davidson County Courthouse in Nashville, Tennessee, in bar of all equities of redemption, statutory right of redemption, homestead, dower, and all other rights or exemptions of every kind, and sold on January 13, 2015, at 1:00 o'clock p.m. at public outcry, the hereinafter described real estate; at which sale Dale Hire and George Brandt, being the highest and best bidder at and for the sum of $39,442.00 Dollars, became the purchaser thereof.

NOW, THEREFORE, ROBERT J. SOLOMON, SUCCESSOR TRUSTEE, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, exercising the power and authority vested in him and in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, does hereby sell, transfer and convey unto Dale Hire and George Brandt, the following described real estate located in the County of Davidson, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 94 ON THE MAP OF HERMITAGE HILLS SUBDIVISION, AS OF RECORD IN BOOK 2900, PAGES 48 AND 49, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN M. GROSS AND WIFE, EMMA W. GROSS BY DEED FROM PAT C. FERGUSSON AND WIFE, NANCY FERGUSSON OF RECORD IN BOOK 4559, PAGE 454, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY BEING CONVEYED TO BARRY K. COCHRAN BY DEED FROM JOHN M. GROSS ET UX, EMMA W. GROSS OF RECORD IN BOOK 4793, PAGE 916, SAID REGISTER'S OFFICE.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO ROBERT P. HOLT AND WIFE, MARY F. HOLT FROM BARRY K. COCHRAN BY DEED DATED 09/24/1998, AND RECORDED ON 10/01/1998, AT BOOK 11134. PAGE 947, IN DAVIDSON COUNTY, TN.

Property known as: 258 A Bonnacroft Drive, Hermitage, Tennessee 37078.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

TO HAVE AND TO HOLD the same described real estate unto Dale Hire and George Brandt, its successors and assigns, forever in fee simple.

Said Deed of Trust, recites title as unencumbered, but sale was advertised and made as Trustee only, without covenants of seisin or warranties of title, SUBJECT to any unpaid taxes

and assessments owing on said property and subject to such prior encumbrances, easements, leases, objections, conditions, restrictions, out-conveyances, Ad Valorem taxes (current and delinquent) and priority tax liens (if any) as may appear of record this conveyance is made accordingly.

WITNESS my hand on this the 13th day of January, 2015.

ROBERT J. SOLOMON
Successor Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On this the 13th day of January, 2015, before me personally appeared ROBERT J. SOLOMON, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of himself as successor trustee, acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires: _____

JESSICA WRAY NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 16, 2017

STATE OF _____

COUNTY OF _____

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $39,442.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale, including the balance of any liens which are conveyed with the property.

_____
Affiant

Subscribed and sworn to before me on this the 13th day of January, 2015

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 39,442.00
_____, Affiant
Subscribed and sworn before me this the
3 Day of Feb, 2015
_____, Deputy Register