PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
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BILL GARRETT, Davidson County
Trans:T20150011876 DEEDTRS
Recvd: 02/18/15 10:28 2 pgs
Fees:13.00 Taxes:321.90
20150218-0013975

S&I:14-060431
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 28, 2007, recorded in Instrument No. 20071206-0141268, in the Register's Office of Davidson County, Tennessee, James R. Crafton, a single person conveyed to Brandon G. Polito, 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 Number 20140930-0089835, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and 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 January 2, 2015, January 9, 2015, and January 16, 2015, by which advertisement the sale was appointed to be held on February 3, 2015, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, 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 for the sum of $87,000.00, 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. For value received, Wells Fargo Financial Tennessee 1, LLC has assigned all its interest in the sale to Eric Sox and George Brandt, his/her/their/its successors and assigns.

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 & Ingle, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Eric Sox and George Brandt, his/her/their/its 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 REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF NASHVILLE IN THE COUNTY OF DAVIDSON, AND STATE OF TN AND BEING DESCRIBED IN A DEED DATED 07/31/1995 AND RECORDED 08/01/1995 IN BOOK 9747 PAGE 276 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

BEING LOT NO. 199 ON THE PLAN OF HICKORY VALLEY SUBDIVISION, SECTION 2, OF RECORD IN PLAT BOOK 4175, PAGE 158, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.
BEING THE SAME PROPERTY CONVEYED TO JAMES R. CRAFTON FROM BRINDA KAY CRAFTON IN DEED DATED 7/31/1995 8/1/1995 IN BOOK 9747 AT PAGE 276, DAVIDSON COUNTY RECORDS.

PARCEL NO. 162 05 0 120.00

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20071206-0141268, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quitclaim Deed recorded at Book 9747, Page 276, 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.

SALE IS SUBJECT TO ANY INTEREST THAT MAY EXIST IN UNRELEASED DEED OF TRUST OF RECORD AT INSTRUMENT NUMBER 200005080046264, RE-RECORDED AT INSTRUMENT NUMBER 200111270129521, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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, his/her/their/its successors and assigns, in fee simple forever, to whom the said Shapiro & Ingle, 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 & Ingle, LLP, Substitute Trustee, has hereunto set its hand and seal this Eleventh day of February, 2015.

Shapiro & Ingle, LLP

By: Laura B. Greene
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 12 day of February, 2015, before me, a Notary Public, in and for said State and County, personally appeared Laura B. Greene, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Ingle, 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.

PATTY SMITH
NOTARY PUBLIC
Stanly County
North Carolina
My Commission Expires March 26, 2018

March 26, 2018
My commission expires:

Patty Smith
Notary Public

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 $87,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Laura B. Greene
Affiant - Agent

Subscribed and sworn to before me on the date written above.

PATTY SMITH
NOTARY PUBLIC
Stanly County
North Carolina
My Commission Expires March 26, 2018

March 26, 2018
My commission expires:

Patty Smith
Notary Public

PROPERTY ADDRESS: 5408 Eulala Drive, Nashville, Tennessee 37211

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

S&I File #14-060431
Map & Parcel -162 05 0 120.00

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