BILL GARRETT, Davidson County
Trans:T20150014436 DEEDTRS
Recvd: 02/27/15 11:12 2 pgs
Fees:13.00 Taxes:692.27
20150227-0017028

THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181

RETURN TO:

George Brandt and Eric Sox
603 Fatherland Street
Nashville, TN 37206

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 9, 2008, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20080711-0071526 ("Deed of Trust"), Brian J Bailey and Amy D. Blevins conveyed to Robert M. Wilson, Jr., as Trustee, in the amount of $196,650 payable to Mortgage Electronic Registration Systems, Inc. as sole nominee for Countrywide Bank, FSB the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Federal National Mortgage Association ("FNMA"), being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 201408140073450 in the Register's Office 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 Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 1/16/2015, 1/23/2015, 1/30/2015, in Nashville Ledger, by which advertisement the sale was held on February 12, 2015, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, Carolyn Pearl, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale George Brandt and Eric Sox, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $187,100.00; and

WHEREAS, George Brandt and Eric Sox 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;

NOW, THEREFORE, in consideration of the premises and of the payment by George Brandt and Eric Sox as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto George Brandt and Eric Sox, its 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. 154 on the Plan of Final Plat, Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, of record in Instrument No. 20011026-0117231, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Brian J. Bailey by Deed from Adam Hughes and wife, Jennifer Hughes, of record in Instrument No. 20080711-0071525, 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.

The last recorded Warranty Deed was filed of record at Instrument Number 20080711-0071525 in the Register's Office of Davidson County, Tennessee.

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.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto said George Brandt and Eric Sox, its successors and assigns forever, to whom the said, Priority Trustee Services of TN, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 17th day of February, 2015.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Charity Bridgewater
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 17 day of February, 2015 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charity Bridgewater, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Priority Trustee Services of TN, LLC, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

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

Notary Public

C. BOLDEN NOTARY PUBLIC MY COMMISSION EXPIRES JAN. 30, 2019 DEKALB COUNTY, GEORGIA

My Commission Expires: _____

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STATE OF GEORGIA

COUNTY OF DEKALB I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $187,100.00, 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 THIS 17 day of February, 2015.

Notary Public

C. BOLDEN NOTARY PUBLIC MY COMMISSION EXPIRES JAN. 30, 2019 DEKALB COUNTY, GEORGIA

My Commission Expires: _____

File No. 1R354314
Property Address: 6809 Bridgewater Dr, Nashville, TN 37221
Tax Parcel ID No.: 126.16-0A-154.00 CO

Mail Tax Notices To and Property Owner:
603 Fatherland Street
Nashville, TN 37206
6153369670