This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 061 05 0A 025.00
405 LEMONT DRIVE
NASHVILLE, TENNESSEE 37216

NO MORTGAGE
New Owner - Send Tax Bills:
ERIC SOX AND GEORGE BRANDT
7051 HWY 70 SOUTH - 315
NASHVILLE, TN 37221

BILL GARRETT, Davidson County
Trans: T20150016361 DEEDTRS
Recvd: 03/06/15 11:24 2 pgs
Fees: 13.00 Taxes: 283.05
20150306-0019367

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **FEBRUARY 15, 2002, JOHN T. MCMAHAN,** was named Trustee in a Deed of Trust of even date executed by **CARLATINA M. HAMPTON A/K/A CARLATINA MICHELLE HAMPTON A/K/A C M HAMPTON (UNMARRIED),** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$84,065.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20020226-0024569,** in the Register's Office for **DAVIDSON** County, Tennessee; and

If applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY,** either of whom may act, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20071227-0147679,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely of: **JANUARY 31, 2014/FEBRUARY 7, 2014/ FEBRUARY 14, 2014** in **DAVIDSON A.M.,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement **FRIDAY, FEBRUARY 20, 2015 AT 3:00 P.M., ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **ERIC SOX AND GEORGE BRANDT,** submitted the highest and best bid in the amount of **$76,500.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **ERIC SOX AND GEORGE BRANDT**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING UNIT NO. 97 AS CREATED AND ESTABLISHED BY THE MASTER DEED AND BYLAWS FOR POPLAR GLEN, A HORIZONTAL PROPERTY REGIME OF RECORD IN BOOK 7534, PAGE 591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY AMENDMENT OF RECORD IN BOOK 7548, PAGE 612, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND AS SHOWN AND DESCRIBED ON THE CONDOMINIUM SITE PLAN OF PHASE II, POPLAR GLEN, OF RECORD IN BOOK 6900, PAGE 764 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SUBMITTED TO SAID MASTER DEED AND BYLAWS BY INSTRUMENT OF RECORD IN BOOK 7534, PAGE 591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO ALL OF WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AS SET FORTH IN SAID MASTER DEED AND BYLAWS, AS MAY BE FROM TIME TO TIME AMENDED AS PROVIDED THEREIN.

BEING THE SAME PROPERTY CONVEYED TO CARLATINA M. HAMPTON, BY DEED DATED FEBRUARY 15, 2002 OF RECORD IN INSTRUMENT NO. 20020226-0024568, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 405 LEMONT DRIVE, NASHVILLE, TENNESSEE 37216

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **ERIC SOX AND GEORGE BRANDT,** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

J. PHILLIP JONES
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, **J. PHILLIP JONES,** Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **FEBRUARY 19, 2015.**

Notary Public

My Commission Expires: 10/18/16

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $76,500.00.

Affiant

Subscribed and sworn to before me, this **19TH day of FEBRUARY, 2015.**

Notary Public

My Commission Expires: 10/18/16

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203