BILL GARRETT, Davidson County
Trans:T20150017539 DEEDTRS
Recvd: 03/11/15 09:17 2 pgs
Fees:13.00 Taxes:397.01
20150311-0020691

Prepared by:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

ADDRESS OF NEW OWNER:
George Brandt
603 Fatherland St.
Nashville, TN 37206

SEND TAX BILL:
SAME

MAP & PARCEL:
071-12-0-176.00

TRUSTEE'S DEED

WHEREAS, Markita Medarias, by Deed of Trust for the benefit of CB Investments, LLC, securing a note in the original principal sum of $81,000.00, dated February 3, 2012 and recorded on February 8, 2012, of record in Instrument Number 20120208-0011436, Register's Office for Davidson County, Tennessee, ("Deed of Trust"), conveyed to Andy Maloney, Trustee, the hereinafter described real property to secure the payment of a certain indebtedness, etc. ("Indebtedness") as described in said Deed of Trust; and

WHEREAS, Andy Maloney of Davidson County have been appointed Trustee by CB Investments, LLC, the owner and holder of the Indebtedness by instrument of record at Instrument Number 20120208-0011436, Register's Office for Davidson County, Tennessee, with authority to act under the powers given the Trustee under the Deed of Trust and be applicable law; and

WHEREAS, defaults under the Indebtedness secured by the Deed of Trust have occurred; and

WHEREAS, the owner and holder of said Indebtedness has demanded that the real property be advertised and sold in satisfaction of said Indebtedness and the cost of said foreclosure, in accordance with the terms, conditions and provisions of the loan documents and the Deed of Trust

WHEREAS, the Trustee, after due advertisement as required by law and as required be the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry at **Friday, March 6, 2015, at 12:00 p.m. o'clock**, at the entrance to the Register of Deeds office at the Bridgestone Arena, Nashville, Tennessee when and where **George Brandt and Eric Sox** (hereinafter the Grantee) became the last and highest bidder for cash at a price of **One Hundred Seven thousand three hundred NO/100 Dollars ($107,300.00).**

NOW, THEREFORE, in his capacity as Trustee, and not otherwise, and in consideration of the premises and payment of the sum state above, the receipt and sufficiency of which are acknowledged, **Andy Maloney, as Trustee** (and not otherwise) does hereby convey the Property to the Grantee and the Grantee's heirs, successors and assigns, certain property situated in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 76 on the plan of Victory Heights, of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 76 fronts 64 feet on the easterly side of Jones Avenue and runs back between parallel lines 203.1 feet to a dead line.

Being the same property conveyed to Markita Medarias, from CB Investments, LLC, by deed on February 3, 2012, of record in Instrument Number 20120208-0011435, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same.

Andy Maloney, as Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under him, but no further to or to any greater extent. The

Property is sold AS IS, WHERE IS AND WITH ALL FAULTS, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MECHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR USE OR PURPOSE. The Trustee will make no covenant of seisen, marketability of title or warranty of title, express or implied.

THIS conveyance is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments (plus penalties. interest and costs) which exists as a lien against the said Property; any restrictive covenants, easements or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any and all prior deeds of trusts, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale. This sale is also subject to any matter that an inspection sad accurate survey of the property might disclose.

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 9th day of March, 2015.

Trustee

Andy Maloney, as Trustee, and not otherwise

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, the within named Andy Maloney, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he is the appointed Trustee under the Deed of Trust and as such Trustee is authorized to execute this instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of March, 2015.

Notary Public

My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $107,300.00.

AFFIANT

Sworn and subscribed before me this _____ day of _____, 2015.

Notary Public

My Commis

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 107,300.00
Affiant
Subscribed and sworn before me this the
11 Day of March, 2015
Deputy Register