This instrument prepared by:
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Attorney at Law
208 Adams Avenue
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WSC 7134-117746-FC

BILL GARRETT, Davidson County
Trans:T20150020510 DEEDTRS
Recvd: 03/20/15 11:40 2 pgs
Fees:13.00 Taxes:342.62
20150320-0024185

Tennessee
Map # 071.16-0-372.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 26, 2006, and recorded in Register's Instrument No. 20061017-0128513 in the Register's Office of Davidson County, Tennessee, Tomella Hill, a single woman, conveyed to Southeast Title, Trustee(s), 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Registers instrument 20150128-0007915 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on February 24, 2015, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale George Brandt, married and Eric Sox, married, whose address is 603 Fatherland Street , Nashville, TN 37206 being the highest and best bidder, became the purchaser of said property at and for the sum of NINETY TWO THOUSAND SIX HUNDRED AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by George Brandt, Married and Eric Sox, Married of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said George Brandt, Married and Eric Sox, Married, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Being Lot No. 21 on the Plan of Tom Joy Subdivision, as of record in Book 3600, Page 47, Register's Office. Said Lot No. 21 fronts 55.15 feet on the northeasterly margin of North Sixth Street, and extends back between lines 106.6 feet on the northwesterly line and 124.5 feet on the southeasterly line to a dead line in the rear on which it measures 75.30 feet.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Tomella Hill, unmarried, (his/hers/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument Number 20041108-0134115, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto George Brandt, Married and Eric Sox, Married, his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

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

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on February 24, 2015 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 24, 2015 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

KATHY S RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 05-07-2018

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1321 North 6th Street,
Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
George Brandt, Married and Eric Sox, Married
603 Fatherland Street
Nashville TN 37206

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STATE OF TENNESSEE – COUNTY OF Davidson
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,600.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, February 24, 2015
NOTARY PUBLIC
MY COMMISSION EXPIRES