BILL GARRETT, Davidson County
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20150421-0035378

PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
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S&I:15-063985
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 17, 2001, recorded in Instrument No. 20010822-0090466, in the Register's Office of Davidson County, Tennessee, Frederick N. Leger conveyed to G. Bevard, 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 Instr#20150312, 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 said property was by the Substitute Trustee, 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 April 10, 2015, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 3:00 PM; 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 $80,600.00, 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.

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 in Davidson County, Tennessee, being Lot No. 40, Parma Heights Subdivision, of record in Book 2133, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 begins at a point in the Northwest margin of Grubbs Road, Being the common corner of Lot Nos. 39 and 40 and runs with the northwest margin of Grubbs Road in a Southwesterly direction 63 feet to the common corner of Lot Nos. 40 and 41; thence 118.1 feet in a Northwesterly direction to a concrete monument, which is the common corner of Lot Nos. 40, 41, and 42; thence in a Northerly direction 98.1 feet to a concrete monument which is the corner of Lot Nos. 39 and 40; thence 193.3 feet in an Easterly direction to the point of beginning.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20010822-0090466, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quitclaim Deed recorded in Instrument Number 20140410-0030030, in the Register's Office for Davidson County, Tennessee.

April 15, 2015

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.

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 Fifteenth day of April, 2015.

Shapiro & Ingle, LLP

By: _____
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 15th day of April, 2015, before me, a Notary Public, in and for said State and County, personally appeared _____, 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.

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires: March 26, 2018

My commission expires: _____

_____
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 $80,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant - Agent

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

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires: March 26, 2018

My commission expires: _____

_____
Notary Public

PROPERTY ADDRESS: 3707 Grubbs Rd, Nashville, Tennessee 37211

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

S&I File #15-063985
Map & Parcel -133 07 0 238.00

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