BILL GARRETT, Davidson County
Trans: T20150045706 DEEDTRS
Recvd: 06/10/15 10:28 3 pgs
Fees: 18.00 Taxes: 335.96
20150610-0054668

FILE NO.: 15-03043

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
277 MALLORY STATION ROAD
SUITE 115
FRANKLIN, TN 37067

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Eli M. Garcia and Diane O. Garcia conveyed to I. Dyke Tatum as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for U.S. Bank N.A., the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated December 14, 2005 and recorded on January 3, 2006 in Instrument No. 20060103-0000504, thereafter modified by a certain loan modification agreement dated August 27, 2014 and recorded October 10, 2014 in Instrument No. 20141010-0094098 in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **U.S. Bank National Association**; and

WHEREAS, U.S. Bank National Association, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20150313-0021862 in the Office of the Register of Deeds 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 Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, 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, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on April 30, 2015 at 10:00AM to the highest and best bidder for cash, at which sale Eric Sox and George Brandt, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $90,800.00; and

WHEREAS, Eric Sox and George Brandt have 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; and

NOW, THEREFORE, in consideration of the premises and of payment by Eric Sox and George Brandt as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Eric Sox and George Brandt, its/his/her 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 127, Section Three, Meadow Woods of Record in Instrument No. 20000921-0094039, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eli Garcia and Diane Garcia, married herein by cash deed dated December 14, 2005, filed for record at Instrument Number 20060103-0000503 in the Register's Office of Davidson County, Tennessee.

Property commonly known as: 808 Stone Flower Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Eric Sox and George Brandt, its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN TESTIMONY WHEREOF, **Attorney Kyle Kotake** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 1st day of June, 2015.

Brock & Scott, PLLC

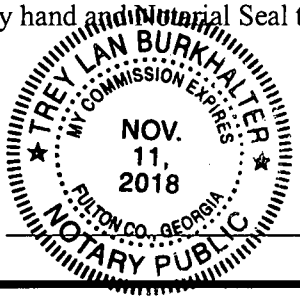
By: _____

Brock & Scott, PLLC
Kyle Kotake
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

Before me, a Notary Public in the State and County aforementioned personally appeared Kyle Kotake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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



Notary Public

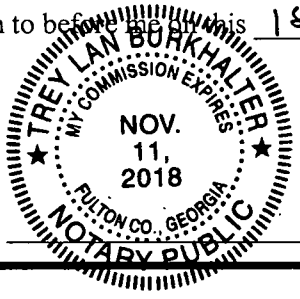
My Commission Expires: NOV. 11, 2018

STATE OF GEORGIA
COUNTY OF FULTON

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kyle Kotake – as Agent

Subscribed and sworn to before me on this 1st day of June, 2015.



Notary Public

My Commission Expires: NOV. 11, 2018

Brock & Scott File No.: 15-03043
Property Address: 808 Stone Flower Court, Antioch, TN 37013
Tax Parcel I.D. No.: 164 16 0A 069.00
Property Owner and Tax Notices:
Eric Sox and George Brandt
603 Fatherland Street
Nashville, TN 37206