Name and address of new owner:
Eric Sox & George Brandt
7051 Highway 70S #315
Nashville, TN 37221

Send Tax Bills:
Eric Sox & George Brandt
7051 Highway 70S #315
Nashville, TN 37221

BILL GARRETT, Davidson County
Trans:T20150057040 DEEDTRS
Recvd: 07/14/15 13:00 4 pgs
Fees:23.00 Taxes:173.25
20150714-0068534

Prepared by:
David G. Mangum
Attorney at Law
2303 Franklin Road
Nashville, TN 37204

MAP/GROUP/PARCEL: 010 00 0 074.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 20, 2005, recorded in Instrument No. 20050722-0085702, Register's Office, Davidson County, Tennessee, **Penny Counce Mabry, John B. Counce and Stephanie D. Counce**, conveyed to Kevin T. Clayton, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, said Deed of Trust was assigned by instrument of record in Instrument No. 20140801-0069016, said Register's Office; and

WHEREAS, by instrument dated August 8, 2014, and recorded in Instrument No. 20140818-0074278, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 25 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *The Davidson A.M.*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of June 19, June 26, and July 3, 2015, stating that on **Monday, July 13, 2015 at 12:00 Noon** in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 501 Broadway, Downtown Nashville, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give proper notice to the Department of the Treasury, Internal Revenue Service, by letter dated June 10, 2015, giving notice of

this non-judicial sale and subsequent receipt of green card for certified mail from the Internal Revenue Service dated June 11, 2015, providing that my letter does comply with the provisions of Section 7425 of the Internal Revenue Code of 1986, copy of which is attached to this Substitute Trustee's Deed; and

WHEREAS, I David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Eric Sox and George Brandt**, their heirs and assigns for **$46,823.00**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Eric Sox and George Brandt**, (hereinafter referred to as Grantees), their heirs and assigns, the following described property, to wit:

> Being a tract of land located in the Second (2nd) Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being known as Lot No. One of Counce Subdivision, as of record in Plat Book 6050, page 198, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:
>
> Beginning at a concrete monument located on the westerly right-of-way margin of Ivy Point Road (50 feet R.O.W.), said monument being located a distance of 7207 feet, more or less, along said right-of-way from its intersection with the northerly right-of-way margin of Union Hill Road; Thence, following the westerly right-of-way margin of Ivy Point Road and a curve to the left having a central angle of 08 degrees 24' 00" a radius of 341.05 feet, for an arc distance of 50.00 feet, and a chord bearing a distance of South 49 degrees 41' 29" West, 49.96 feet to an iron rod; Thence, leaving the westerly right-of-way margin of Ivy Point Road North 80 degrees 55' 13" West for a distance of 267.07 feet to an iron rod; Thence, North 38 degrees 21' 34" East for a distance of 40.00 feet to an iron rod; Thence, North 27 degrees 34' 57" East for a distance of 240.22 feet to an iron rod; Thence; North 22 degrees 05' 29" East for a distance of 121.64 feet to an iron rod; Thence, South 79 degrees 14' 45" East for a distance of 185.68 feet to an iron rod; Thence, South 10 degrees 38' 20" West for a distance of 337.98 feet to the point of beginning, containing 2.02 acres, more or less, and subject to a 10-foot wide public utility and drainage easement and a flood plain boundary area, according to the aforementioned Counce Subdivision Plat, surveyed by William Marlin Keel, R.L.S. No. 990, dated July 3, 1985.

DEED REFERENCE:
BEING the same property conveyed to Penny Counce Mabry by Quitclaim Deed from Robert Flynn Mabry of record in 20050722-0085701, said Register's Office.

ALSO BEING the same property conveyed to Penny Counce Mabry and husband, Robert Flynn Mabry by Quitclaim Deed from Shirley J. Carlton, formerly known as Shirley C. Reasoner of record in Book 9771, Page 540, said Register's Office.

SUBJECT to all existing easements, setback lines and restrictions of record in the said Register's Office.

MAP/PARCEL: 010 00 0 074.00
PROPERTY ADDRESS: 2944 Browns Lake Road, Goodlettsville, TN 37072 as shown on the tax maps of the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their heirs and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantees all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 14th day of July, 2015.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 14th day of July, 2015.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10/23/16

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$46,823.00.**

Affiant

Subscribed and sworn before me, this 14th day of July, 2015.

Melissa A. Nesbitt

Notary Public

My Commission Expires: 10/23/16

File #72896

