FILE NO.: 14-28222

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

BILL GARRETT, Davidson County
Trans:T20150062695 DEEDTRS
Recvd: 07/30/15 12:16 3 pgs
Fees:18.00 Taxes:303.96
20150730-0075224

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, William Allen Richardson Sr. conveyed to Larry A. Weissman as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc., 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 February 15, 2008 and recorded on February 27, 2008 in Instrument No. 20080227-0019229, 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 **SunTrust Mortgage, Inc.**; and

WHEREAS, SunTrust Mortgage, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20141212-0113886 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 July 23, 2015 at 10:00AM to the highest and best bidder for cash, at which sale George Brandt and Eric Sox, Joint Tenants with Right of Survivorship, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $82,150.00; and

WHEREAS, George Brandt and Eric Sox, Joint Tenants with Right of Survivorship 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 George Brandt and Eric Sox, Joint Tenants with Right of Survivorship 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 George Brandt and Eric Sox, Joint Tenants with Right of Survivorship, 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 No. 3 in Section "B" of Laurel Heights Subdivision of record in Plat Book 3600, Page 44, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Allen Richardson, Sr., by Quitclaim Deed from Cynthia Jane Richardson, filed for record 11/13/1999, in Book 11747, Page 978, Register's Office for Davidson County, Tennessee.

Property commonly known as: 104 Paula Drive, Old Hickory, TN 37138.

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 George Brandt and Eric Sox, Joint Tenants with Right of Survivorship, 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 24th day of July, 2015.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Kyle Kotake
Substitute Trustee

STATE OF GEORGIA
COUNTY OF COBB

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.

Leanne M. Leifheit
Notary Public

LEANNE M. LEIFHEIT NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 1, 2017

My Commission Expires: 4/1/17

STATE OF GEORGIA
COUNTY OF COBB

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 $82,150.00, 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 24th day of July, 2015.

Leanne M. Leifheit
Notary Public

LEANNE M. LEIFHEIT NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 1, 2017

My Commission Expires: 4/1/17

Brock & Scott File No.: 14-28222
Property Address: 104 Paula Drive, Old Hickory, TN 37138
Tax Parcel I.D. No.: 063 04 0 029.00
Property Owner and Tax Notices:
George Brandt and Eric Sox, Joint Tenants with Right of Survivorship
721 Stirrup Court
Nashville, TN 37221