BILL GARRETT, Davidson County
Trans:T20150064692 DEEDTRS
Recvd: 08/05/15 09:12 3 pgs
Fees:18.00 Taxes:297.85
20150805-0077668

Name & Address of Owner for Tax Bills:
Eric Sox & George Brandt
7051 Highway 70S #315
Nashville, TN 37221

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

MAP/PARCEL: 058-11-0 030.00

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 22, 2009, recorded in Instrument No. 20090430-0039101, Register's Office, **Davidson** County, Tennessee, **Toiya P. Hunter, unmarried**, conveyed to David G. Mangum, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; 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, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, **David G. Mangum, Trustee**, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM, of the Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of July 10, July 17, and July 24, 2015 stating that on **Friday, July 31, 2015 at 12:00 Noon** in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 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, 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, if applicable.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, **David G. Mangum, Trustee**, offered said property for sale at public outcry and sold said property to **Eric Sox and George Brandt, as joint tenants with right of survivorship**, their heirs and assigns, for **$80,500.00**, 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, Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Eric Sox and George Brandt, as joint tenants with right of**

survivorship, (hereinafter referred to as Grantees), their heirs and assigns, the following described tract or parcel of land situated and lying in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Royal Hills, Section I, of record in Plan Book 4675, page 73, Register's Office of Davidson County, Tennessee.

SAID Lot No. 27 fronts 120.00 feet on the southwesterly margin of Lunn Drive and extends back 224.06 feet on the northwesterly line and 230.40 feet on the southeasterly line to a dead line in the rear, measuring 17.69 feet thereon.

DEED REFERENCE:
BEING the same property conveyed to Toiya P. Hunter by Last Will & Testament of Patricia A. Hunter, dated July 14, 1997, recorded August 28, 2008 of record in Instrument No. 20080828-0088513, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Aubrey Hunter et ux, Patricia A. Hunter by deed from James Hale and Doyle Kinslow (a partnership) d/b/a Hale & Kingslow of record in Book 5032, page 869, said Register's Office.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office, including but not limited to Restrictive Covenants contained in instrument of record in Book 4813, page 77 and amended in Book 4895, page 102; all matters on the Plan of record in Book 4675, page 73; and subject to proof of death of Aubrey Hunter.

This description was taken from the prior deed as well as from the deed of trust being foreclosed.

MAP/GROUP/PARCEL: 058-11-0 030.00
PROPERTY ADDRESS: 3855 Lunn Drive, Nashville, TN 37218 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 3rd day of August, 2015.

David G. Mangum, 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**, 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 3rd day of August, 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 **$80,500.00**.

Affiant

Subscribed and sworn before me, this 3rd day of August, 2015.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-16

File #67971

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY