BILL GARRETT, Davidson County
Trans:T20150068483 DEEDTRS
Recvd: 08/14/15 12:23 3 pgs
Fees:18.00 Taxes:222.29
20150814-0081755

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 Music Square West, Suite 502
Nashville, Tennessee 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Eric Sox and George Brandt 7051 Hwy 70 South-315 Nashville, Tennessee 37221	Eric Sox and George Brandt 7051 Hwy 70 South-315 Nashville, Tennessee 37221	09606009000

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, there has occurred one or more acts of default in the note evidencing the indebtedness owed to SunTrust Bank ("Lender");

WHEREAS, Lender is the beneficiary of the Deed of Trust of record in Instrument No. 20120411-0031150, as corrected by Scrivener's Affidavit of record in Instrument No. 20131121-0120205, Register's Office for Davidson County, Tennessee (hereinafter referred to as "Deed of Trust"); said Deed of Trust secures to the Lender the payment in full of the note evidencing the subject indebtedness and any other obligations then existing or arising thereafter;

WHEREAS, by and through the above described Deed of Trust, the Grantor, James E. Shireman, Jr., (the "Borrower"), conveyed the real property described herein to Jovetta Woodard and Patricia Robinson, Trustee, for the benefit of the Lender, with power of sale;

WHEREAS, Lender, pursuant to the terms and conditions of the above Deed of Trust, did appoint Heather D. Wood as Substitute Trustee, to serve in the stead of the Trustee with all powers granted unto the Trustee, such appointment appearing of record in Instrument No. 20131105-0114861, Register's Office for Davidson County, Tennessee;

WHEREAS, Lender notified the Substitute Trustee of the default in the payments called for in the note secured by the above Deed of Trust and demanded that the Substitute Trustee advertise the subject property for sale pursuant to the terms and conditions of the said Deed of Trust;

WHEREAS, the Substitute Trustee did advertise the property for sale in the "Nashville Ledger" on July 24, 2015, July 31, 2015 and August 7, 2015, in accordance with and in fulfillment of the requirements of the above Deed of Trust;

WHEREAS, the Substitute Trustee, in accordance with the requirements of the above Deed of Trust and the published advertisement for sale of the subject property, did on the 14th day of August, 2015, appear and conduct the sale of the herein described property;

WHEREAS, Eric Sox did place the highest bid for the subject property, being the sum of $60,078.00; and

NOW THEREFORE, for and in consideration of the sum of $60,078.00, the Substitute Trustee has bargained and sold, and by these present does transfer and convey unto the said Eric Sox and George Brandt, joint tenants with the right of survivorship, the Grantees herein, their successors and assigns, the property described as follows:

The following described real estate, situate in the County of Davidson, State of Tennessee:

Lot 155, on the Plan of Cloverhill, Section 1, of record in Plat Book 2083, page 38 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to James E. Shireman, Jr., by Order recorded on June 24, 2015, in Instrument No. 20150624-0060603, Register's Office for Davidson County, Tennessee.

Property Known As: 2916 McCampbell Avenue
Nashville, Davidson County, Tennessee 37214
Map/Parcel: 09606009000

(The address and map and parcel above are believed to be correct; but same is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.)

This sale is subject to any tenant(s) right to possession.

This sale is subject to a Property Standards Notice of Hearing regarding Demolition has been set for August 4, 2015 at 8:30 a.m. and continued by agreement to August 27, 2015 at 8:30 a.m. in the Metro Office Building, 800 2nd Avenue, South, 3rd Floor, Nashville, Tennessee. Any buyer takes the property subject to any subsequent issues, rulings, and/or liens that may occur before or after the foreclosure sale as determined at the hearing.

This sale is subject to all matters shown on any recorded document, including any applicable recorded plan, plat, charter, restriction, judgment(s), notice of governmental entity, or declaration of taking(s); any prior lien(s) of record; unpaid taxes and assessments which exist as a lien against said properties; any restrictive covenant(s), easement(s) or setback line(s) that may be applicable; any rights, exemptions and/or rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims, and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this foreclosure sale. This sale is also subject to any matter that an accurate survey of the premises might disclose.

The Substitute Trustee makes no personal warranties or representations concerning the subject property. The transfer is "AS IS, WHERE IS, AND WITH ALL FAULTS," and without warranty of any kind, express or implied, as to the condition of such property and the improvements located thereon, including merchantability or fitness for particular purpose. Trustee shall make no covenant of seisin or warranty of title, express or implied. Grantee accepts title to the property subject to any problems arising in connection with the property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of the Environmental Laws, and potential flood hazards. By accepting the Successor Trustee's Deed, Grantee agrees to indemnify and hold the Successor Trustee harmless from any and all costs, expenses, and liability, including without limitation attorneys' fees, arising out of or in connection with any of the foregoing.

To have and to hold the said tract or parcel of land, including all appurtenances, estate, title and interest thereto belonging, unto the said Grantee, their heirs and/or assigns, forever.

Whenever used, the singular number or pronoun shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(SIGNATURES AND NOTARY ACKNOWLEDGEMENT TO FOLLOW)

WITNESS, my hand this 14th day of August, 2015.

Heather Wood
Heather D. Wood, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Heather D. Wood**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Trustee under the above referenced Deed of Trust, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of August, 2015.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $60,078.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Heather Wood
Heather D. Wood, Substitute Trustee

Sworn to and subscribed before me this the 14th day of August, 2015.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016