This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 081 11 0 266.00
1609 WHELESS ST.
NASHVILLE, TENNESSEE 37208

NO MORTGAGE
New Owner - Send Tax Bills:
GEORGE BRANDT AND ERIC SOX
603 FATHERLAND STREET
NASHVILLE, TENNESSEE 37206

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JULY 27, 2011, HUGH M. QUEENER,** was named Trustee in a Deed of Trust of even date executed by **CARNELL BOMAR-WILLIAMS, AN UNMARRIED PERSON,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$82,945.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20110728-0057908,** in the Register's Office for **DAVIDSON** County, Tennessee; and

If applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES,** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20120110-0002623,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely of **JULY 21, 2015/ JULY 28, 2015/ AUGUST 4, 2015** in **ALL TENNESSEAN,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement **THURSDAY, AUGUST 20, 2015 AT 10:00 A.M., AT THE FRONT ENTRANCE OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **GEORGE BRANDT AND ERIC SOX** submitted the highest and best bid in the amount of **$103,601.00**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **GEORGE BRANDT AND ERIC SOX** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 2 ON THE UNRECORDED RESUBDIVISION OF LOT NOS. 370 AND 371 ON THE PLAN OF MCGAVOCK WETMORE AND OTHER'S SECOND ADDITION TO NASHVILLE, OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ACCORDING TO SURVEY MADE ON JUNE 7, 1950 BY GEORGE WATKINS, SURVEYOR AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 2 BEGINNING ON THE SOUTH SIDE OF WHELESS STREET AT A POINT 33 FEET FROM THE SOUTHEAST CORNER OF THE INTERSECTION OF 17TH AVENUE NORTH 90 FEET TO A DEADLINE; THENCE EAST PARALLEL WITH WHELESS STREET 28 FEET TO A POINT; THENCE NORTH AND PARALLEL WITH 17TH AVENUE NORTH 90 FEET TO A POINT IN THE SOUTH SIDE OF WHELESS STREET; THENCE WEST WITH THE SOUTHERLY MARGIN OF WHELESS STREET 28 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CARNELL BOMAR-WILLIAMS, AN UNMARRIED PERSON, BY DEED FROM 1609 WHELESS LAND TRUST, TRUSTEE, INC. TRUSTEE, ON JULY 27, 2011 OF RECORD IN INSTRUMENT NO. 20110728-0057907, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SEE ALSO SUBSTITUTE TRUSTEE'S DEED DATED JANUARY 23, 2015 OF RECORD IN INSTRUMENT NO. 20150126-0007308 AND AFFIDAVIT TO RESCIND FORECLOSURE SALE DATED FEBRUARY 4, 2015 OF RECORD IN INSTRUMENT NO. 20150210-0012375 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1609 WHELESS ST, NASHVILLE, TENNESSEE 37208.

BILL GARRETT, Davidson County
Trans: T20150073783 DEEDTRS
Recvd: 08/31/15 12:17 2 pgs
Fees: 13.00 Taxes: 383.32
20150831-0088043

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **GEORGE BRANDT AND ERIC SOX** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

J. PHILLIP JONES
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, **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **AUGUST 20, 2015.**

Notary Public

My Commission Expires: 10.18.16

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$103,601.00.**

Affiant

Subscribed and sworn to before me, this **20TH day of AUGUST, 2015.**

Notary Public

My Commission Expires: 10.18.16

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203