RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Christopher Pennington and Kimberly Pennington

GRANTEE(s)
George Brandt and Eric Sox, joint tenants with rights of survivorship

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20150077406 DEEDTRS
Recvd: 09/11/15 10:28 3 pgs
Fees:18.00 Taxes:256.46
20150911-0092403

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 31, 2007 and recorded June 8, 2007, Document No. 20070608-0068772 in the Register's Office of Davidson County, Tennessee, Christopher Pennington and Kimberly Pennington conveyed to Equity Title Solutions, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Wilmington Finance Inc., its successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, U.S. Bank National Association has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on June 9, 2015, Document No. 20150609-0053790 in the Register's Office 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 U.S. Bank National Association has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on September 2, 2015, in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to George Brandt and Eric Sox, joint tenants with rights of survivorship, at and for the sum of $69,313.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by George Brandt and Eric Sox, joint tenants with rights of survivorship of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said George Brandt and Eric Sox, joint tenants with rights of survivorship, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being the Westerly 65 feet of the Southerly 200 feet of Lot No. 15 on the Plan of Joywood Heights, Section No. 3, not of record, described according to a Survey made by F. H. Turner Co., Engineers, January 15, 1948, as follows: Beginning on the Northerly margin of Capitol View Avenue at a point 65 feet West of the Southwest corner of the property conveyed to Doris E. Smithson and wife, by deed from T. N. Street and wife, of record in Book 2195, Page 194, Register's Office for said County, thence North 4 degrees 30 minutes East 200 feet; thence Westwardly 65 feet to the line between Lots No. 15 and Lot No. 16; thence with the line between said two lots South 4 degrees 30 minutes West 200 feet to the Northerly margin of Capitol View Avenue, thence with said Avenue Eastwardly 65 feet to the beginning.
>
> Being the same property conveyed to Christopher Pennington and Kimberly Pennington by Quitclaim Deed recorded May 18, 2006 in Instrument No. 20060518-0058570, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 227 Capitol View Drive, Nashville, TN 37207.
>
> Tax Parcel No.: 060-12-104.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto George Brandt and Eric Sox,

joint tenants with rights of survivorship, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 8 day of Sept, 2015.

Wilson & Associates, PLLC

By: _____
Shellie Wallace
Wilson & Associates, PLLC
TN Bar # 026039

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 8th day of September, 2015.

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

_____
Notary Public

My Commission Expires: 4-25-2024

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $69,313.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this _____day of _____, _____ .

_____
George Brandt and Eric Sox, joint tenants with rights of survivorship

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
George Brandt and Eric Sox, joint tenants with rights of survivorship
603 Fatherland St.
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 69,313.00
Affiant
Subscribed and sworn before me this the
11 Day of Sept., 2015.
Deputy Register

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned, who states as follows:

1. Wilson & Associates, PLLC is the Successor Trustee with a certain Deed of Trust, dated May 31, 2007, recorded June 8, 2007, Document No. 20070608-0068772 in the Register's Office of Davidson County, Tennessee, executed by Christopher Pennington and Kimberly Pennington in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Wilmington Finance Inc., its successors and assigns to secure the payment of a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as nominee for Wilmington Finance Inc., its successors and assigns.

2. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. See attached Department of Defense, DMDC status report.

3. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 8 day of SEPT, 2015.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Attorney
Wilson & Associates, PLLC
TN Bar 026039

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 8th day of September, 2015.

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

_____
Notary Public

My Commission Expires: 4-25-2024