BILL GARRETT, Davidson County
Trans: T20150087149 DEEDTRS
Recvd: 10/13/15 11:55 2 pgs
Fees: 13.00 Taxes: 397.38

20151013-0104140

This instrument prepared
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 175 06 0A 016.00
929 BIRCHMILL POINT S
ANTIOCH TN 37013

NO MORTGAGE
New Owner - Send Tax Bills:
GEORGE BRANDT AND ERIC SOX
7051 HIGHWAY 70S SUITE 315
NASHVILLE, TENNESSEE 37221

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 7, 2010, ANDREW C RAMBO, WHO RESIDES IN SHELBYVILLE, TENNESSEE,** was named Trustee in a Deed of Trust of even date executed by **JOAN ELIZABETH HUMPHREY, AN UNMARRIED WOMAN,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$127,635.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20100414-0027999,** 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 AND/OR JESSICA D. BINKLEY**, either of whom may act, were appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20150710-0067043,** 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: **AUGUST 18, 2015/ AUGUST 25, 2015/ SEPTEMBER 1, 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, OCTOBER 1, 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, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** submitted the highest and best bid in the amount of **$107,400.00.**

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, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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 ALL OF LOT NO. 16, ON THE PLAN OF SECTION I, THE PRESERVE AT OLD HICKORY, "CLUSTER LOT SUBDIVISION", A PLANNED UNIT DEVELOPMENT, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20060824-0104545, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JOAN ELIZABETH HUMPHREY, AN UNMARRIED WOMAN, BY DEED FROM OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, DATED APRIL 7, 2010, APPEARING OF RECORD IN INSTRUMENT NUMBER 201004140027998, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS CONTAINED IN INSTRUMENT OF RECORD IN INSTRUMENT NUMBER 20060824-0104548, AND IN INSTRUMENT NUMBER 20061208-0152023; EASEMENT TO TENNESSEE TELEPHONE COMPANY OF RECORD IN INSTRUMENT NUMBER 20061013-0127087; EASEMENT TO COLONIAL PIPELINE OF RECORD IN BOOK 4542, PAGE 131, IN BOOK 3616, PAGE 453, IN BOOK 3570, PAGE 13, AND IN BOOK 3571, PAGE 599; EASEMENT TO FIRST SUBURBAN WATER DISTRICT OF RECORD IN BOOK 4453, PAGE 154; TRANSMISSION LINE EASEMENTS OF RECORD IN BOOK 4425, PAGE 582, AND IN BOOK 2346, PAGE 378; DECLARATION OF TAKING TO UNITED STATES OF AMERICA (TVA) OF RECORD IN BOOK 11335, PAGE 609, AND IN INSTRUMENT NUMBER 20021017-0127752; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NUMBER 200411 03-0132562; CHARTER OF HOMEOWNER'S ASSOCIATION OF RECORD IN INSTRUMENT NUMBER 20060824-0104548; EASEMENT TO TDS TELECOM OF RECORD IN INSTRUMENT NUMBER 20061013-0127208; AND TO ANY AND ALL MATTERS SHOWN ON SAID PLAT AND SURVEY OF RECORD IN INSTRUMENT NUMBER 200608240104545; ALL OF SAID REGISTER'S OFFICE.

SUBJECT TO UCC FINANCING STATEMENT OF RECORD IN INSTRUMENT NO. 20100615-0046307, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SEE ALSO CONTINUATION STATEMENT OF RECORD IN INSTRUMENT NO. 20150406-0029572, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 929 BIRCHMILL POINT S, ANTIOCH TN 37013

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **GEORGE BRANDT AND ERIC SOX, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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.

Substitute Trustee

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 **OCTOBER 1, 2015.**

Notary Public

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

My Commission Expires: 10·18·16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$107,400.00.**

Affiant

Subscribed and sworn to before me, this **1ST day of OCTOBER, 2015.**

Notary Public

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

My Commission Expires: 10·18·16

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