BILL GARRETT, Davidson County
Trans:T20150099778 DEEDTRS
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Fees:13.00 Taxes:276.54
20151124-0118937

This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WSC 1882-123962-FC

Tennessee
Map # 163 11 0E 040.00CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 7, 2007, and recorded in Register's Instrument Number 20071130-0138925, Modified in Register's Instrument Number 20140730-0067679 in the Register's Office of Davidson County, Tennessee, Belafonte Brown, conveyed to Bosch Title, LLC, Trustee(s), 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Register's Instrument No 201510130103887 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on November 12, 2015, at the Front Entrance of the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201 of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale George Brandt and Eric Sox as joint tenants with rights of survivorship, whose address is 7051 Highway 705 Suite 315, Nashville, TN 37221 being the highest and best bidder, became the purchaser of said property at and for the sum of SEVENTY FOUR THOUSAND SEVEN HUNDRED FORTY ONE AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by George Brandt and Eric Sox as joint tenants with rights of survivorship of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said George Brandt and Eric Sox as joint tenants with rights of survivorship, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Being all of Unit #13, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument Number 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete description.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Belafonte Brown, unmarried, (his/hers/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20071130-0138924, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto George Brandt and Eric Sox as joint tenants with rights of survivorship, his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

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

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on November 12, 2015 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On November 12, 2015 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
2940 Baby Ruth Lane Unit 13,
Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
George Brandt and Eric Sox
7051 Highway 705 Suite 315
Nashville TN 37221

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STATE OF TENNESSEE – COUNTY OF _____
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,741.00
AFFIANT_____
SUBSCRIBED AND SWORN TO BEFORE ME, November 12, 2015
NOTARY PUBLIC_____
MY COMMISSION EXPIRES_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 74,741
_____, **Affiant**
Subscribed and sworn before me this the
11 **Day of** November **20** 15.
_____, **Deputy Register**