BILL GARRETT, Davidson County
Trans:T20150101079 DEEDTRS
Recvd: 11/30/15 13:04 2 pgs
Fees:13.00 Taxes:518.00
20151130-0120467

THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
2970 Clairmont Road NE, Suite 780
Atlanta, GA 30329
770-234-9181

RETURN TO:

George Brandt and Eric Sox
5133 Harding Park, Suite B10
Nashville, TN 37205

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 06/25/01, and recorded in the Register's Office of DAVIDSON County, Tennessee, at Instrument No. 20010629-0069291, Andrew Michael Jackson conveyed to Roushanak Pazouki Baghaii, as Trustee, in the amount of $80,000.00 in favor of Mortgage Electronic Registration Systems, Inc. as nominee for CTX Mortgage Company its successors and assigns the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 20151029-0110005 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 the holder of said Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 10/30/15, 11/06/15, 11/13/15, by which advertisement the sale was held on November 19, 2015, at the at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale George Brandt and Eric Sox, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $140,000.00; and

WHEREAS George Brandt and Eric Sox has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by George Brandt and Eric Sox as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto George Brandt and Eric Sox, joint tenants with right of survivorship, its successors and assigns, in fee simple forever, the following described real property situated in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY HALF OF LOT NO. 20 ON THE PLAN OF W.H. HYRONEMUS' ADDITION, AS OF RECORD IN PLAT BOOK 161, PAGE 174, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SAID WESTERLY HALF OF LOT NO. 20 FRONTS 50 FEET ON THE NORTHERLY SIDE OF BAILEY AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 168 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ANDREW MICHAEL JACKSON BY QUITCLAIM DEED FROM CARROLL C. RAMSEY, LESLIE E. WEBB, AND AVIS LENORA WEBB OF RECORD IN BOOK 10483, PAGE 250, SAID REGISTER'S OFFICE AND BY SPECIAL WARRANTY DEED FROM NAOMI RUTH GREGORY ACHENBACH, MARY GIBSON JACKSON AND ANDEW B. GIBSON, JR. OF RECORD IN BOOK 10483, PAGE 254, SAID REGISTER'S OFFICE.

If the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto said George Brandt and Eric Sox, joint tenants with right of survivorship, its successors and assigns forever, to whom the said, Priority Trustee Services of TN, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 23 day of November, 2015.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Joel Freedman
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 23 day of November, 2015 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Joel Freedman, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Priority Trustee Services of TN, LLC, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

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

Notary Public

My Commission Expires: 1/30/2019

C. BOLDEN NOTARY PUBLIC MY COMMISSION EXPIRES JAN. 30, 2019 DEKALB COUNTY, GEORGIA

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STATE OF GEORGIA

COUNTY OF DEKALB I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 23 day of November, 2015

Notary Public

My Commission Expires: 1/30/2019

C. BOLDEN NOTARY PUBLIC MY COMMISSION EXPIRES JAN. 30, 2019 DEKALB COUNTY, GEORGIA

File No. 7345.28742
Property Address: 1019 GRANADA AVENUE NASHVILLE, TN 37206

Mail Tax Notices To and Property Owner:

George Brandt and Eric Sox
5133 Harding Park, Suite B10
Nashville, TN 37205