Address New Owner(s) as follows:
ERIC SOX AND GEORGE BRANDT, JTWROS
7051 Hwy 70 South #315
Nashville, TN 37221

Send Tax Bills to:
ERIC SOX AND GEORGE BRANDT, JTWROS
7051 Hwy 70 South #315
Nashville, TN 37221

Map Parcel Number:
119 02 0 230.00

BILL GARRETT, Davidson County
Trans:T20150101864 DEEDTRS
Recvd: 12/02/15 09:59 3 pgs
Fees:18.00 Taxes:364.82
20151202-0121375

Prepared by/Return To:
Robert J. Solomon
Solomon | Baggett, LLC
40 Technology Parkway South, Suite 202
Norcross, Georgia 30092

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust has been heretofore executed by JAMES C. COVINGTON, unmarried, to 1st United Title & Escrow, recorded January 29, 2009 in Davidson County Register's Office in Inst#20090129-0007880, conveying the hereinafter described real estate in trust to secure payment of a Note and said Note being described therein and payable to the order of CARRINGTON MORTGAGE SERVICES, LLC, through an Assignment recorded on August 18, 2015 in Inst#20150818-0082717; and

WHEREAS, by instrument executed by CARRINGTON MORTGAGE SERVICES, LLC, dated January 14, 2009, and recorded on August 18, 2015, and filed for record at Inst#20150818-0082718 in said Register's Office, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, was appointed as Successor Trustee, with all rights, powers and privileges of the original Trustee named in said Deed of Trust; and

WHEREAS, default was made in payment of installments maturing on said Note and in performance of covenants contained in the Deed of Trust, by reason of which the entire balance owing thereon was declared due and payable, default being made in payment thereof and such default continued until time of sale; and

WHEREAS, by virtue of the power and authority vested in him as such Successor Trustee, under the Deed of Trust aforesaid, at the request of the owner of said Note and for the purpose of effecting payment and satisfaction thereof, principal and interest, attorney's fees and costs of sale, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, Successor Trustee, pursuant to the advertisement published in The Ledger, Nashville Edition, a newspaper published and of general circulation in Davidson County, Tennessee, in its issues on 9/18/15; 9/25/15; and 10/2/15 and offered for sale at public outcry to the highest

and best bidder for cash at the front door of the Davidson County Courthouse in Memphis, Tennessee, in bar of all equities of redemption, statutory right of redemption, homestead, dower, and all other rights or exemptions of every kind, and sold on November 10, 2015, at 1:00pm at public outcry, the hereinafter described real estate; at which sale ERIC SOX AND GEORGE BRANDT, joint tenants with right of survivorship, being the highest and best bidder at and for the sum of $98,600.00 Dollars, became the purchaser thereof.

NOW, THEREFORE, ROBERT J. SOLOMON, SUCCESSOR TRUSTEE, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, exercising the power and authority vested in him and in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, does hereby sell, transfer and convey unto ERIC SOX AND GEORGE BRANDT, joint tenants with right of survivorship, the following described real estate located in the County of Davidson, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 194 on the Plan of Sterling Heights, Section 5, as shown on plat of record in Plat Book 1835, Page 37, in the Register's Office for Davidson County, TN, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James C. Covington by Deed of record in Instrument No. 2011130-0131811, recorded 11/30/2001, Register's Office for Davidson County, TN.

Property known as: 2209 Sandra Drive, Nashville, TN 37210.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

TO HAVE AND TO HOLD the same described real estate unto ERIC SOX AND GEORGE BRANDT, joint tenants with right of survivorship, its successors and assigns, forever in fee simple.

Said Deed of Trust, recites title as unencumbered, but sale was advertised and made as Trustee only, without covenants of seisin or warranties of title, SUBJECT to any unpaid taxes and assessments owing on said property and subject to such prior encumbrances, easements, leases, objections, conditions, restrictions, out-conveyances, Ad Valorem taxes (current and delinquent) and priority tax liens (if any) as may appear of record this conveyance is made accordingly.

WITNESS my hand on November 10, 2015.

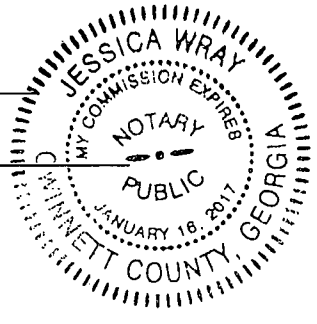
ROBERT J. SOLOMON
Successor Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On November 10, 2015, before me personally appeared ROBERT J. SOLOMON, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of himself as successor trustee, acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires: _____



STATE OF GEORGIA
COUNTY OF GWINNETT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $98,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale, including the balance of any liens which are conveyed with the property.

Affiant

Subscribed and sworn to before me on November 10, 2015.

Notary Public
My Commission Expires: _____

