BILL GARRETT, Davidson County
Trans:T20150101864 DEEDTRS
Recvd: 12/02/15 10:00 3 pgs
Fees:18.00 Taxes:397.01
20151202-0121376

Address New Owner(s) as follows:
ERIC SOX AND GEORGE BRANDT
7051 Highway 70S Suite 315
Nashville, TN 37221

Send Tax Bills to:
ERIC SOX AND GEORGE BRANDT
7051 Highway 70S Suite 315
Nashville, TN 37221

Map Parcel Number:
108 12 0B 244.00

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 AMY ELIZABETH SNEAD, unmarried, to Cornerstone Title & Escrow, recorded February 23, 2009 in Davidson County Register's Office in Inst#20090223-0015441, 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 12, 2015 in Inst#20150812-0080741; and

WHEREAS, by instrument executed by CARRINGTON MORTGAGE SERVICES, LLC, dated February 11, 2009, and recorded on August 12, 2015, and filed for record at Inst#20150812-0080742 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 Nashville, 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 October 29, 2015, at 10:00 am 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 $107,301.00 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:

BEING Lot No. 39, on the Plan of Harborview, Section Two, in plat of record in Plat Book 9700, Page 708, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Amy Elizabeth Snead, unmarried by deed from Precision Homes, Inc. of record in Instrument 200112100135410 on 11/30/2001 and filed for record on 12/10/2001, Register's Office for DAVIDSON County, Tennessee.

Property known as: 3436 Harbor Hill Place, Nashville, TN 37214.

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 October 29, 2015.

ROBERT J. SOLOMON
Successor Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On October 29, 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:

JESSICA WRAY
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES JANUARY 16, 2017

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 $107,301.00, 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 October 29, 2015.

Notary Public
My Commission Expires:

JESSICA WRAY
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES JANUARY 16, 2017