BILL GARRETT, Davidson County
Trans:T20160010015 DEEDTRS
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Fees:13.00 Taxes:278.24
20160205-0011351

This instrument prepared by:

JASON S. MANGRUM
MACKIE WOLF ZIENTZ & MANN, P.C.
5217 MARYLAND WAY, SUITE 404
BRENTWOOD, TN 37027
(615) 238-3630
MWZM NO.: 14-000538-670

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Sox, Eric
7051 Highway 70S, Suite 315
Nashville, TN 37221

Tax ID: 052 11 0 032.00
Property Address: 804 RIVER PASS, MADISON, TN 37115

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on December 23, 1986, GEORGE E. MUDTER, JR. was named Trustee in a Deed of Trust of even date executed by BRITT ALLEY KNOX AND SHERRY LOUISE KNOX, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $66,660.00, principal, said Deed of Trust being recorded at Record Book 7089, Page 526 in the real property records of Davidson County Register's Office, Tennessee and re-filed as Instrument No. 20151130-0120648 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, Jason S. Mangrum was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 201510080102891** in the real property records of Davidson County Register's Office, Tennessee; I, Jason S. Mangrum, 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 notice by three (3) successive publications, namely: **11/19/2015, 11/26/2015, 12/03/2015** in 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.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on January 28, 2016 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, I, Jason S. Mangrum, 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 **Eric Sox and George Brandt, Joint Tenants with Rights of Survivorship**, submitted the highest and best bid, in the amount of $75,200.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, I, JASON S. MANGRUM, J.P. SELLERS, LORI LIANE LONG, JOHN R. ROAN, Substitute Trustee, do hereby sell, transfer and convey to **Eric Sox and George Brandt, Joint Tenants with Rights 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE MAP OF MARLIN MEADOWS SUBDIVISION, SECTION III, AS OF RECORD IN BOOK 2133, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRITT A. KNOX AND SHERRY L. KNOX BY DEED OF RECORD IN BOOK 5521 AT PAGE 50 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 804 RIVER PASS, MADISON, TN 37115.

I, Jason S. Mangrum, Substitute Trustee, convey to **Eric Sox and George Brandt, Joint Tenants with Rights 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.

Witness my hand and official seal at
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027, on this 1st day of February, 2016.

Jason S. Mangrum, Substitute Trustee
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jason S. Mangrum, 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 Brentwood, Tennessee on this 1st day of February, 2016.

Notary Public: Dawn M E McMahon
My Commission Expires: SEPT. 15, 2017

DAWN M E MCMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater for this transfer is $75,200.00.

_____
Affiant

Subscribed and sworn to before me, this on this ____ day of February, 2016.

Notary Public: _____
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 75,200
_____, **Affiant**
Subscribed and sworn before me this the
5 **Day of** Feb, 2016
Abby Quire, **Deputy Register**