BILL GARRETT, Davidson County
Trans: T20160012027 DEEDTRS
Recvd: 02/12/16 10:51 3 pgs
Fees: 18.00 Taxes: 405.15
20160212-0013755

FILE NO.: 15-16116

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
277 MALLORY STATION ROAD
SUITE 115
FRANKLIN, TN 37067

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Mary T. Cherry conveyed to Larry A. Weissman as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc., the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated June 16, 2009 and recorded on June 24, 2009 in Instrument No. 20090624-0058532, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **SunTrust Mortgage, Inc.**; and

WHEREAS, SunTrust Mortgage, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20150803-0076733 in the Office of the Register of Deeds 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 Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, 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, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on February 4, 2016 at 10:00AM to the highest and best bidder for cash, at which sale George Brandt, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $109,500.00; and

WHEREAS, George Brandt 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; and

NOW, THEREFORE, in consideration of the premises and of payment by George Brandt as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto George Brandt, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel or land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 2 of Block "C" on the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, page 7, 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 Mary T Cherry, a single woman, by Warranty Deed from Stacy B Thompson a/k/a Stacy Thompson, and Lawrence C. Thompson, wife and husband, dated 8-10-07 and recorded 8-14-07 in Instrument No. 20070814-0097108, in the Register's Office of Davidson County, Tennessee, Being previously conveyed to Stacy B. Thompson and husband, Lawrence C. Thompson from John B. Camp and wife, Misty Camp by Warranty Deed dated 3-25-04 and recorded 4-1-04 in Instrument No. 20040401-0036958, said Register's Office.

Property commonly known as: 812 Argle Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said George Brandt, its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN TESTIMONY WHEREOF, **Attorney Kyle Kotake** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 6th day of February 2014.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Kyle Kotake
Substitute Trustee

STATE OF GEORGIA
COUNTY OF COWETA

Before me, a Notary Public in the State and County aforementioned personally appeared Kyle Kotake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

LOAN CAO NOTARY EXPIRES GEORGIA JUNE 10, 2019 PUBLIC COWETA COUNTY

Notary Public

My Commission Expires: _____

STATE OF GEORGIA
COUNTY OF COWETA

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $109,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kyle Kotake – as Agent

Subscribed and sworn to before me on this 5th day of February, 2014.

LOAN CAO NOTARY EXPIRES GEORGIA JUNE 10, 2019 PUBLIC COWETA COUNTY

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 15-16116
Property Address: 812 Argle Avenue, Madison, TN 37115
Tax Parcel I.D. No.: 051 04 01 158.00
Property Owner and Tax Notices:
George Brandt
7051 Highway 70 S.
Suite 315
Nashville, TN 372217051 Highway 70 S.
Suite 315
Nashville, TN 37221